

Welcome . Bienvenido . *Byenvini*

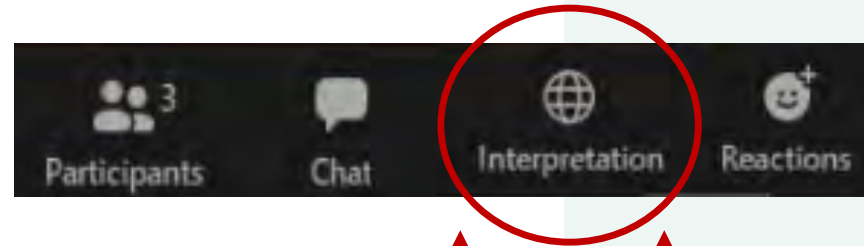
Flatbush African Burial Ground Remembrance and Redevelopment Community Workshop #2

Remembranza y reurbanización del cementerio de Flatbush Avenue . Taller n.º 2

Komemorasyon ak reyamenajman simityè Flatbush Avenue an . Atelye # 2

Interpreters in Spanish & Haitian Creole

Para el taller de hoy, tenemos intérpretes en español.

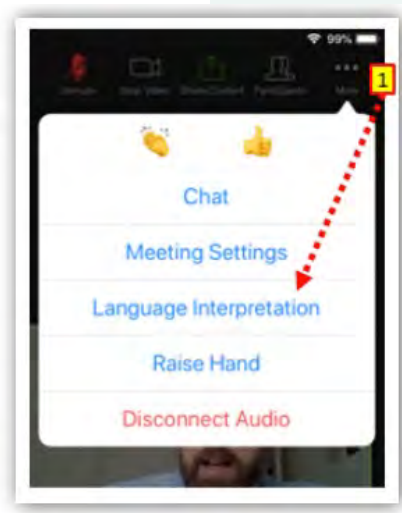


Pou atelye jodi a, nou gen entèprèt nan lang kreyòl ayisyen.

Para acceder a este servicio en una **computadora**, seleccione el icono de interpretación en la parte inferior de la pantalla de Zoom. Se abrirá una pantalla emergente. Elija el idioma preferido.

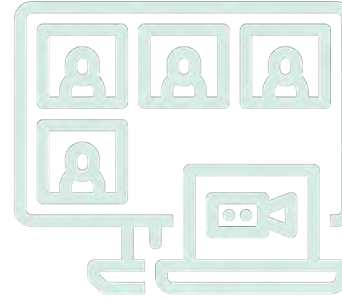
Pou jwenn aksè nan sèvis sa a sou yon òdinatè, chwazi ikòn entèpretasyon ki nan pati anba ekran zoom ou an. Yon ekran ap louvri. Chwazi lang ou prefere a.

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Zoom 101



- **Please use the chat box.**
Use el cuadro de chat.
Tanpri itilize espas pou tchat la.

- **Please stay on mute.**
Permanezca en silencio (con la función "Mute" activada).
Tanpri rete sou "mute"

- **We love seeing you! If comfortable, keep your video on.**
¡Nos encanta verlo! Si se siente cómodo, mantenga el video encendido.
Nou renmen wè ou! Si ou santi ou konfòtab, tanpri kite kamera ou a ouvè.

IN FULL TRANSPARENCY

- The full-group presentation and Q&A will be recorded and shared on fabgtaskforce.nyc following the workshop.
- Breakout discussions will be recorded for internal notetaking purposes only and will not be shared.

Introduce Yourself in CHAT

If you feel comfortable, introduce yourself through CHAT:

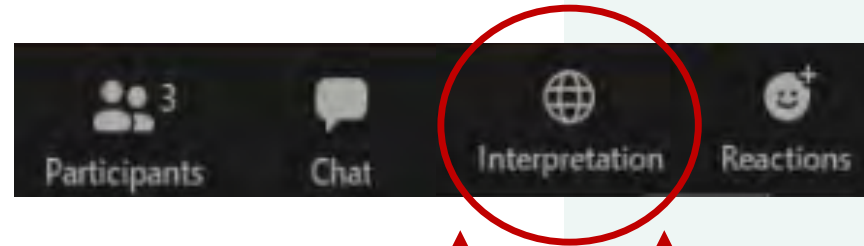
1. **First name**
2. **Your pronouns**
3. **Describe one characteristic of the Flatbush community that makes this neighborhood unique.**

We encourage you to **rename yourself** in zoom:

First name only, pronouns and neighborhood affiliation *(if appropriate)*

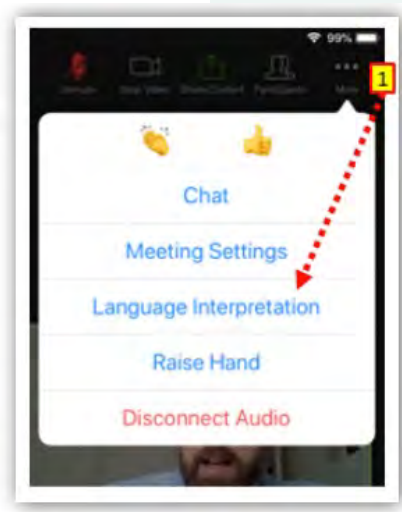
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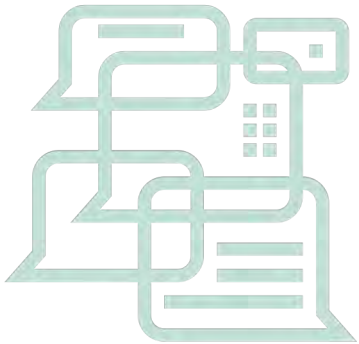


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Goals of Today's Workshop



- To frame the intentions of this project and process
- A presentation from HPD on the affordable housing basics and which populations are served through HPD's affordable housing programs
- To hold meaningful discussions on :
 - the populations that need more access to affordable housing opportunities in the Flatbush neighborhood
 - youth programming and other non-residential amenities that are desired by community members

Project Objectives



These workshops will inform the future project of a City-owned site at 2286 Church Avenue, at the intersection of Bedford and Church Avenues.



Project Objectives



This process is to identify recommendations to be included in the Affordable Housing Request for Proposals (RFP) for the future project.

Honoring of the site recommendations:

- Memorialization
- The sensitive treatment and handling of human remains, if discovered in the future

Affordable housing recommendations:

- Populations served
- Non-residential amenities including youth programming
- Site layout and urban design

Project Timeline

Project Timeline

— Dec 2020 — Spring 2021 — Fall 2021 — Mid 2022 — 2025+ —

Community Input



Task Force Kick-Off



Community Engagement



Task Force Recommendations



Community Engagement

HPD Process



Request for Qualifications Issued



RFP Issued



Qualified Developers Submit Proposal



Developer Designated



ULURP



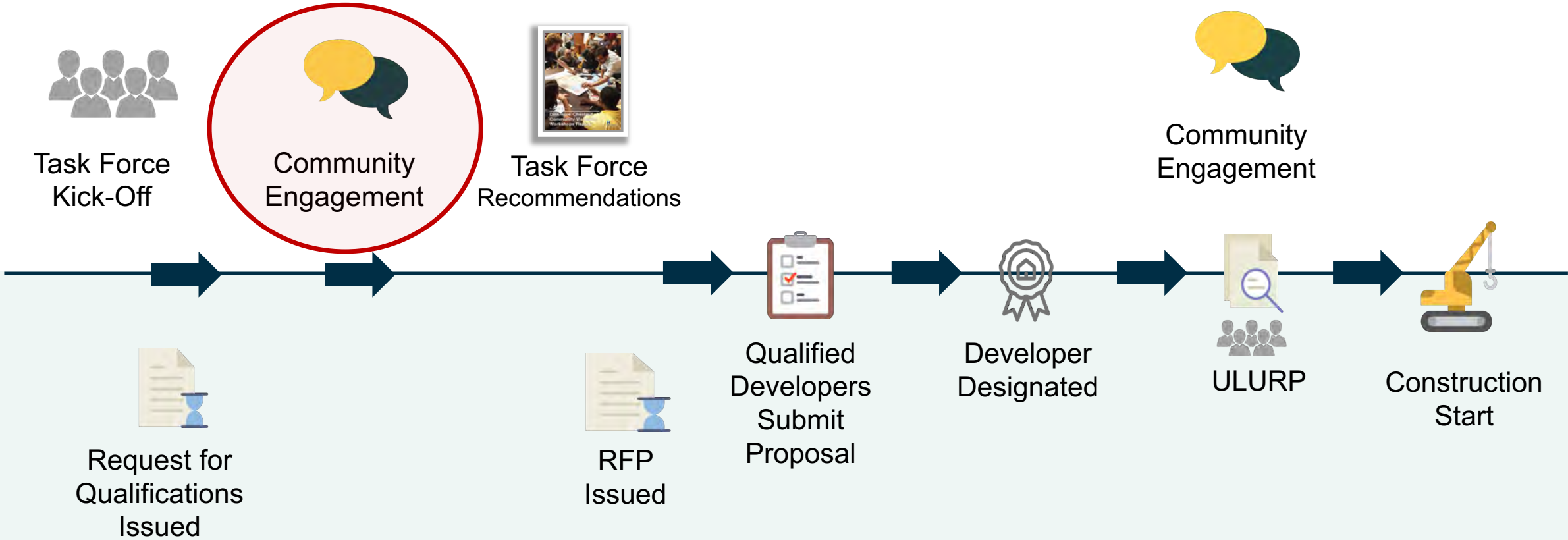
Construction Start

Project Timeline

— Dec 2020 — Spring 2021 — Fall 2021 — Mid 2022 — 2025+ —

Community Input

HPD Process



Recommendations Timeline



Remarks

Community Workshops

Previous Workshop: Wednesday, May 5th

Focus on honoring and memorializing the site's history and archaeological findings

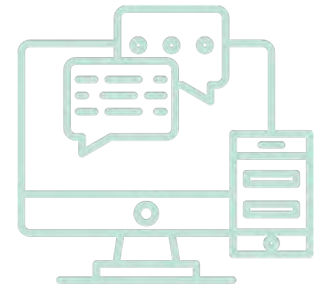
Today's Workshop

The meeting will focus on the future affordable housing and non-residential amenities.

Next Workshop

Wednesday, June 30th

The meeting will focus on the site and building's design.



Community Workshop #1 Overview

Workshop Agenda:

- To build our knowledge of the site's history, archaeological findings, and the ongoing descendant community research being conducted by HPI.
- To hold meaningful discussions on the recommendations that honor the historical significance of the site & the archaeological findings

WORKSHOP DETAILS

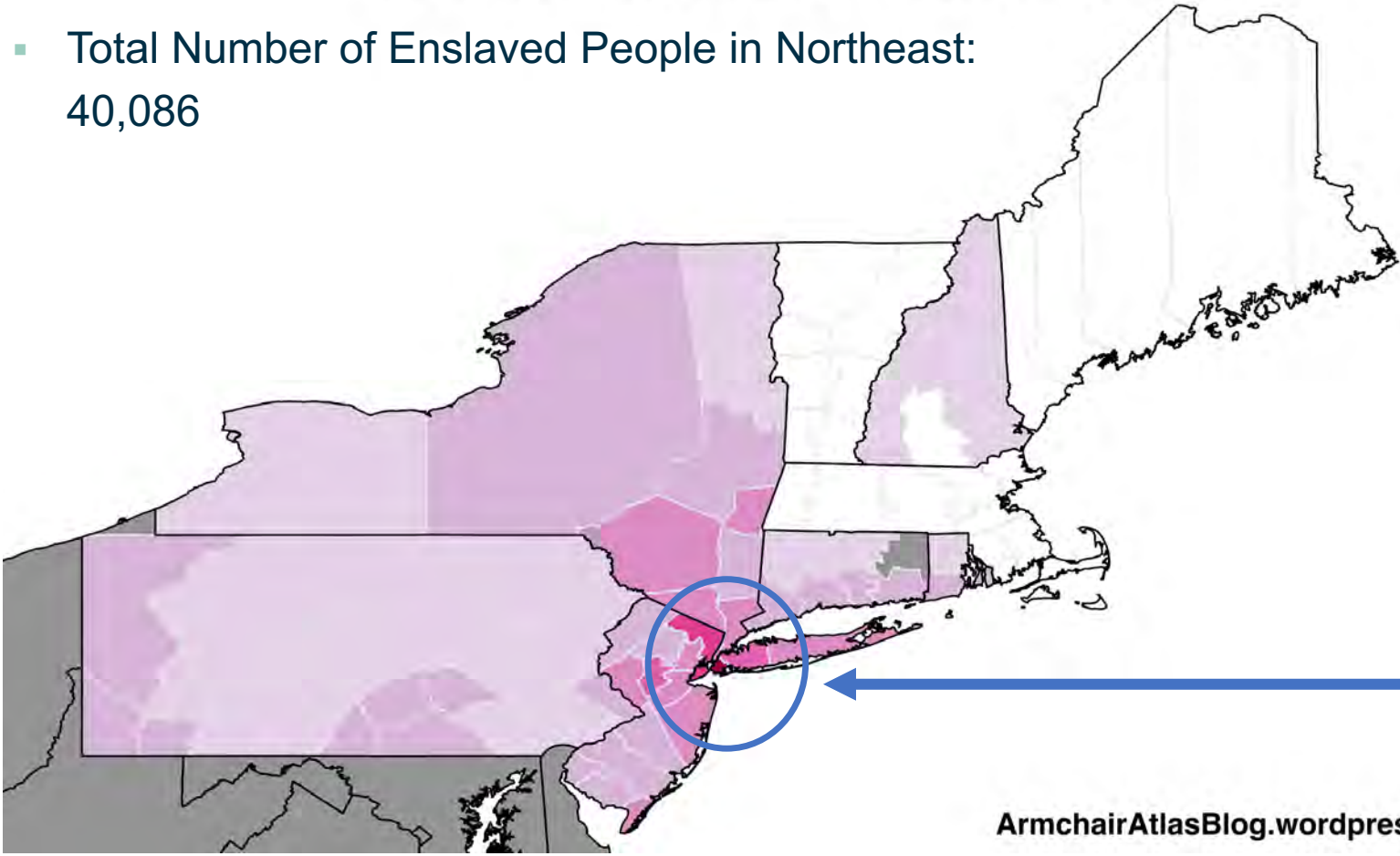
- Wednesday May 5th from 6-8p
- Over 70 attendees
- The full-group recordings, presentation and Q&A from the meeting can be accessed through the project website: **fabgtaskforce.nyc**

Site History

Please be advised that the nature of this content involves some disturbing information that we strive to handle and share sensitively and with respect.

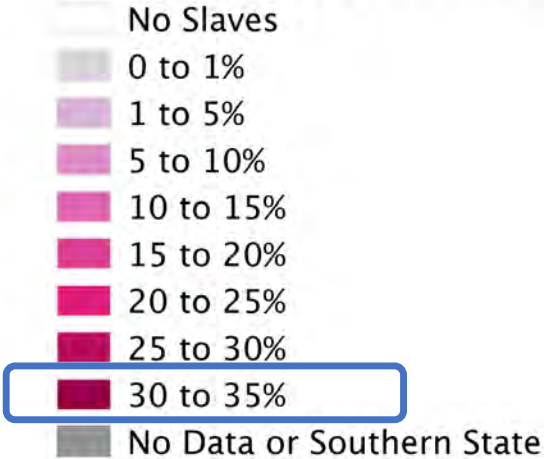
Enslavement in the North, 1790

- Total Number of Enslaved People in Northeast:
40,086

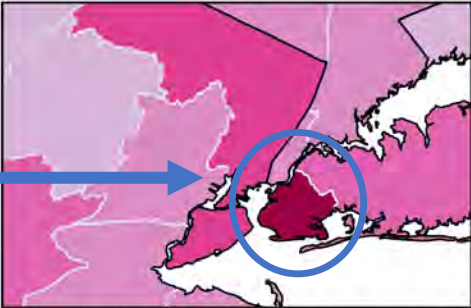


Legend

Slave % of the Population



ArmchairAtlasBlog.wordpress.com

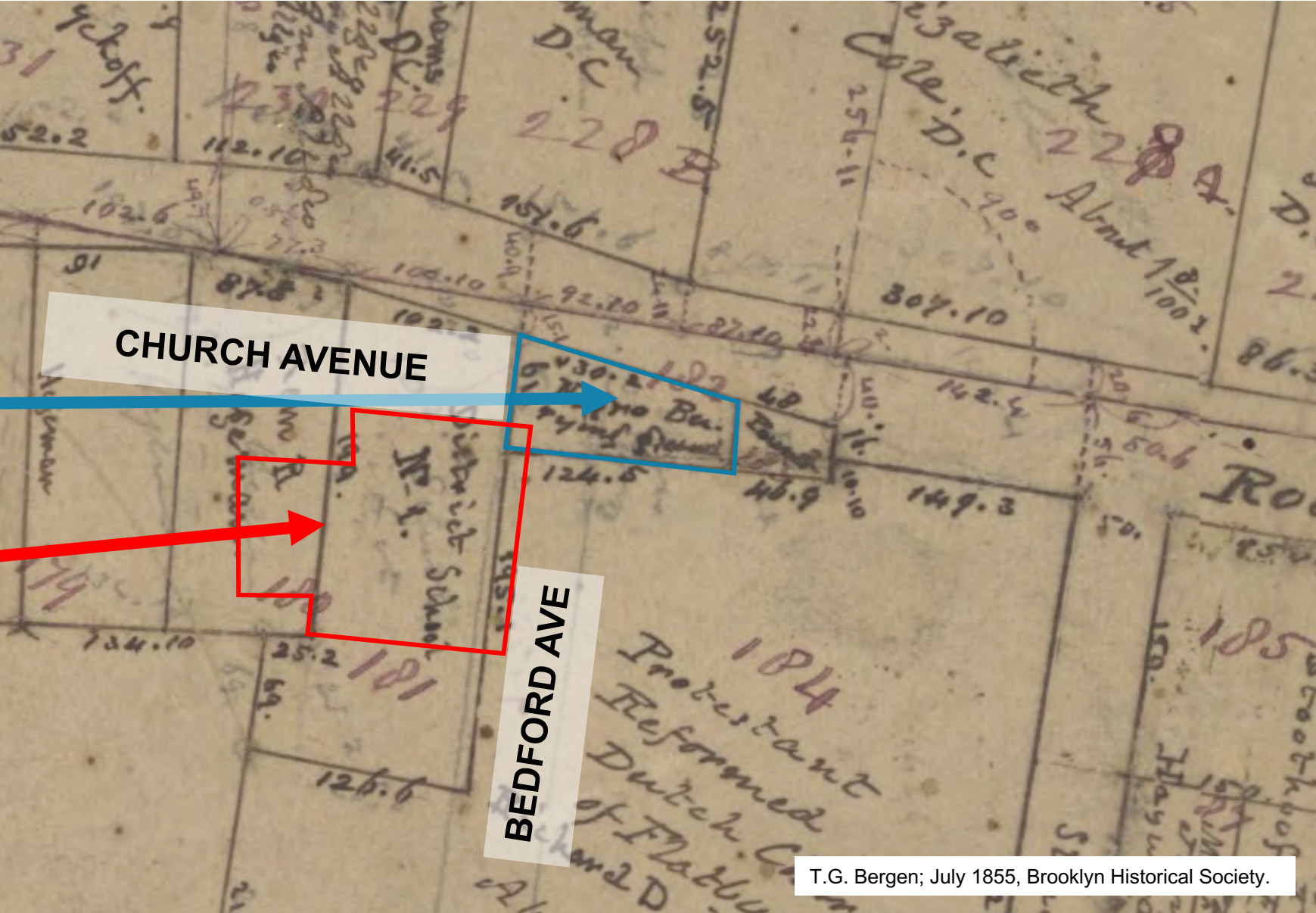


New York City Area

1855 Map

African Burial Ground

2286 Church Avenue



T.G. Bergen; July 1855, Brooklyn Historical Society.

2001 Archaeological Testing

0 meters 5
0 feet 15

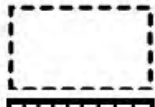
● - Datum 0/0



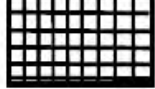
- Ca. 1905 Water Closet



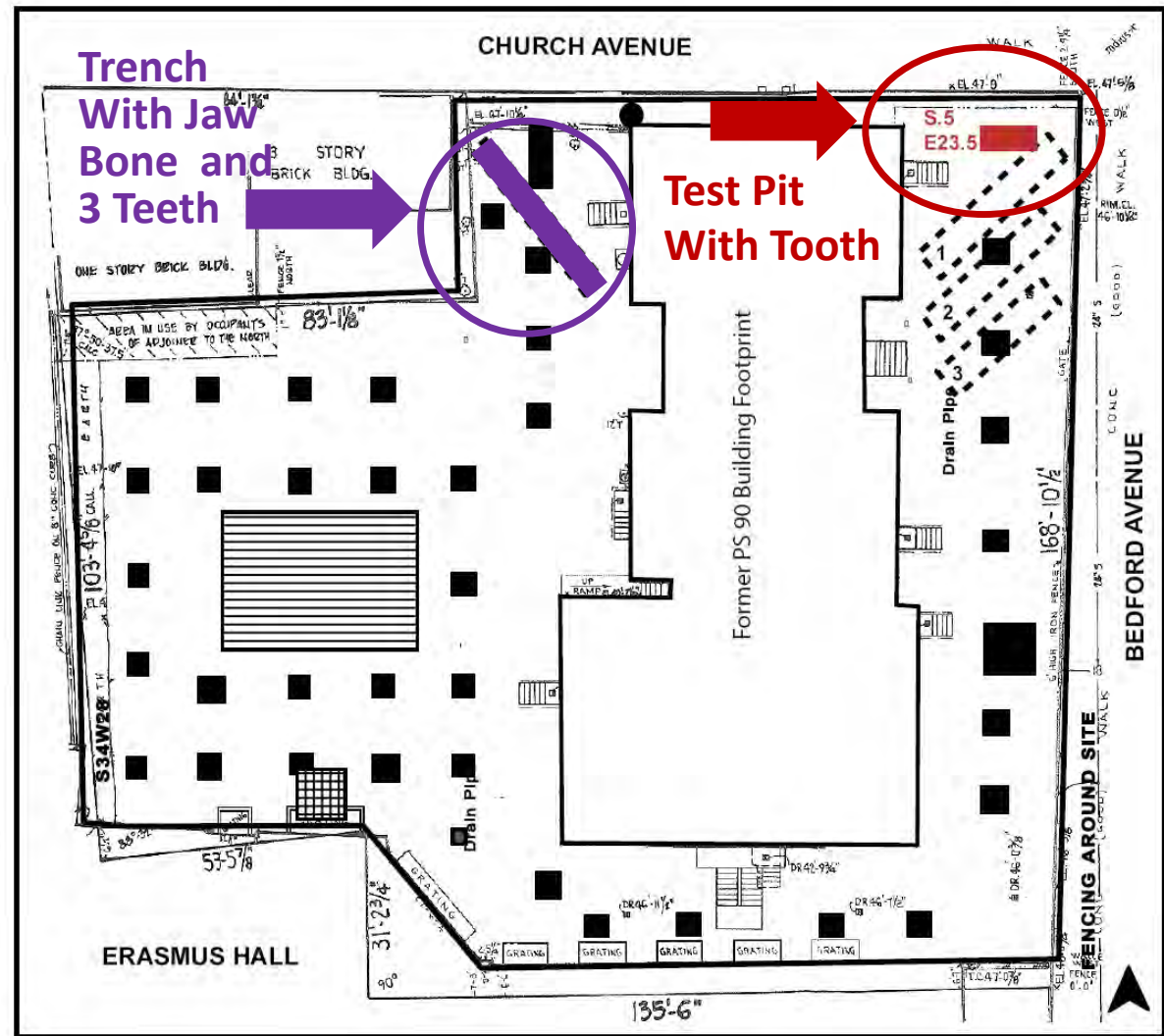
- Shovel Test Locations



- Machine Excavated Trenches



- Brick Lined Privy Shaft



Descendant Community Research

Who Was Buried There?

- Two names from secondary sources:
 - Phyllis Jacobs – twin sister of Sarah Hicks
 - Eve – died 1810
- A public notice was posted on Ancestry.com for relatives of anyone buried at the Burial Ground.

Ongoing Research

- This phase of Historical Perspectives's research is wrapping up May 2021
- Research can continue on the Flatbush African Burial Ground and the people buried there
- Comments and information can be shared through the project website:
<https://fabgtaskforce.nyc/>

Community Workshop #1 Discussions

To hold meaningful discussions on the recommendations that honor the historical significance of the site and the archaeological findings.

Discussion Topic 1:

**Honoring
of the Site**

Discussion Topic 2:

**Memorial Themes,
Location & Design
Elements**

Discussion Topic 3:

**Sensitive
Handling of
Human Remains**

All insights are currently being analyzed alongside the insights from the community questionnaire and Task Force to support the development of the community visioning recommendations.

Honoring the Site Recommendations

For anyone who was not able to join us for the workshop on May 5th, we are looking to capture insights from everyone.

Community Questionnaire

Please fill out the community questionnaire.

<https://bit.ly/3gKydTe>

Site History Breakout Room

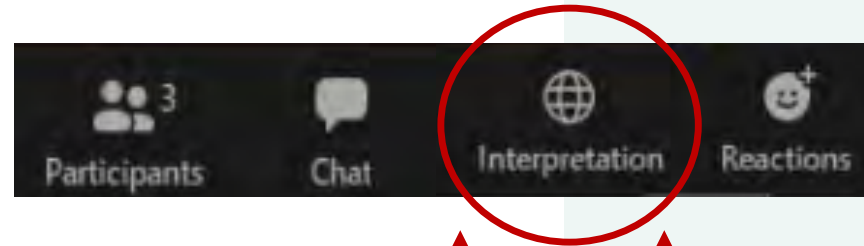
In that room, we will be reviewing the full Site History Presentation and discussing how the site's history should be honored.

This room will not be a repeat of May 5th workshop, but a space to build awareness & answer questions.

If you would like to be in the Site History room, please request this in CHAT.

Interpreters in Spanish & Haitian Creole

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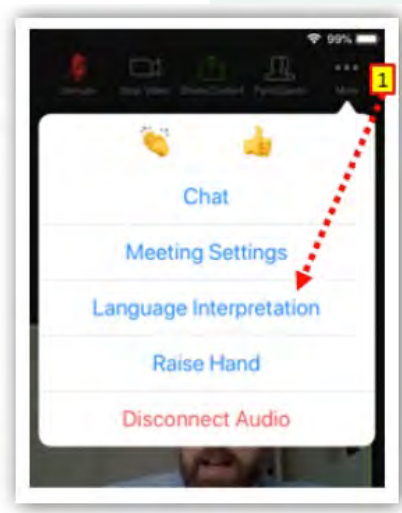


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Affordable Housing Presentation



Flatbush Affordable Housing

May 22, 2021

Flatbush African Burial Ground Remembrance and
Redevelopment Task Force

NYC

Department of
Housing Preservation
& Development

Agenda

01 NYC's Housing Crises

02 What is Affordable Housing?

03 Introduction to Neighborhood Data

04 Breakout Rooms

01

NYC's Housing Crises

Distinct but Overlapping Crises

1. Low Incomes:

- Families with the lowest incomes cannot afford rents that support the costs of operating a building
- Preventing homelessness and ensuring that New Yorkers live in safe, high-quality housing requires subsidizing housing for low-income families and individuals

2. Limited Supply:

- In the last 20 years, the NYC region added 150,000 more jobs than housing units
- Shortage means we are all competing for the few available apartments, driving up prices
- Even moderate-income households have difficulty finding affordable housing

3. Segregated and Unequal Neighborhoods

- NYC is the most diverse city in the USA, but discrimination and segregation in our neighborhoods persist
- NYC's segregated neighborhoods are rooted in our history of racist laws, policies, and practices
- Clear connections between a New Yorker's race, where they live, and their access to opportunity

Distinct but Overlapping Crises

4. Homelessness:

- Each night, nearly 60,000 people sleeping in the City's shelter system, including 18,000 children
- High cost of housing is the primary cause of homelessness in NYC

5. Underinvestment in Public Housing

- NYCHA supplies 8% of New York City's rental housing stock
- NYCHA comprises 79% of the apartments in NYC with rents less than \$500/month
- For decades, federal housing subsidies have favored middle class homeownership over public housing, leaving NYCHA with \$40B in capital repair needs

Conditions Post-COVID

- Changes to NYC's housing market and needs as a result of the COVID-19 pandemic and economic changes **will take time to play out and understand**
- New Yorkers couldn't afford housing costs before the pandemic, and now many have lost their jobs or a portion of their income
- Over **a million New York City residents have filed for unemployment** in the last year
- As we plan, it is important to consider immediate needs in addition to a **long-term framework for equitable housing development**

02

What is Affordable Housing?

What Is Affordable Housing?

Housing is considered “affordable” when a household spends no more than 1/3 of its income on rent and utilities.

If your gross income is...

your rent should be less than:

\$20,000

\$600

\$50,000

\$1,500

\$100,000

\$2,500

Types of Affordable Housing

| Type | Description | Regulation |
|---|--|---|
| Unregulated/ Private Market | Privately-owned housing that may be affordable to some families. Sometimes called “naturally-occurring affordable housing.” | Not subject to regulation |
| Public Housing | Publicly-owned and operated housing managed by the New York City Housing Authority (NYCHA) | Income eligibility and rents regulated by NYCHA/HUD |
| Rent-Stabilized/ Rent-Controlled | Privately-owned, multifamily buildings, most often built before 1974, in which tenants are protected from sharp increases in rent and have the right to renew their lease. | Rents regulated by NYS Rent Stabilization Law or other NYS laws like the Loft Law |
| Government Assisted (HPD projects) | Privately-owned buildings that received public subsidy or other benefits in exchange for providing income-restricted housing with affordable rents. | Income eligibility and rents governed by a regulatory agreement with the owner |
| Rental Assistance | Federal, State, and City programs which pay for all or part of the rent on behalf of a tenant. Programs like Housing Choice Vouchers (Section 8) or CityFHEPS can be used in many types of affordable housing. | Income eligibility and rents regulated depending on voucher source. |

Area Median Income (AMI)

Area Median Income (AMI) is determined each year by the federal government for different regions.



100% AMI

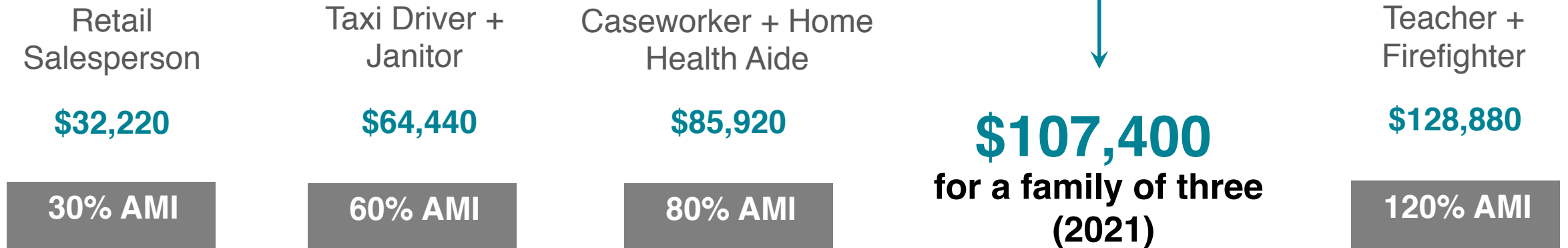


\$107,400
for a family of three
(2021)






New York Metro Area:

Area Median Income (AMI)

HPD uses this number as a point of reference and sets its own income requirements tailored to the needs of New Yorkers.



Sample Rents with Affordable Housing

| Example Households |   |  |  |  | |
|--------------------------|---|---|---|---|---------------------------------|
| Apartment Size | Studio | 1 BR | 2 BR | 3 BR | |
| Annual Income | Social Security <i>(Senior)</i> \$25,080 <i>(30% of AMI)</i> | \$76,400 <i>(80% of AMI)</i> | \$53,700 <i>(50% of AMI)</i> | \$42,960 <i>(40% of AMI)</i> | \$71,580 <i>(60% of AMI)</i> |
| Sample HPD Rent | 30% of income \$419 | \$1,651 | \$1,168 | \$900 | \$1,653 |
| Sample Market Rate Rent* | \$1,746 | \$1,945 | \$2,382 | \$2,708 | |

*Market rate rents based on StreetEasy Comparable Rents Report, Active Listings for Flatbush and East Flatbush in May 2021

03

Introduction to Neighborhood Demographics

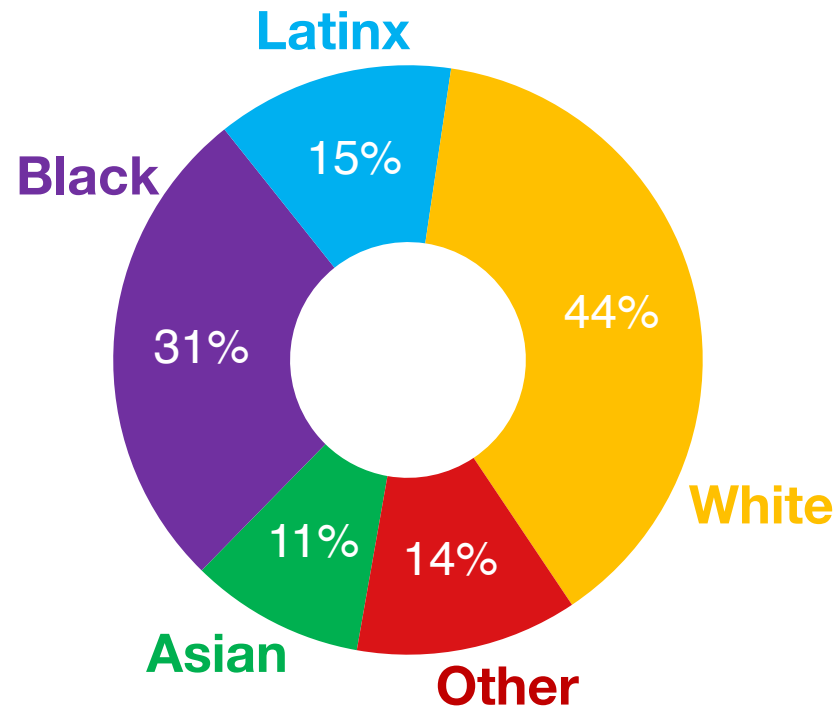
Community District Map



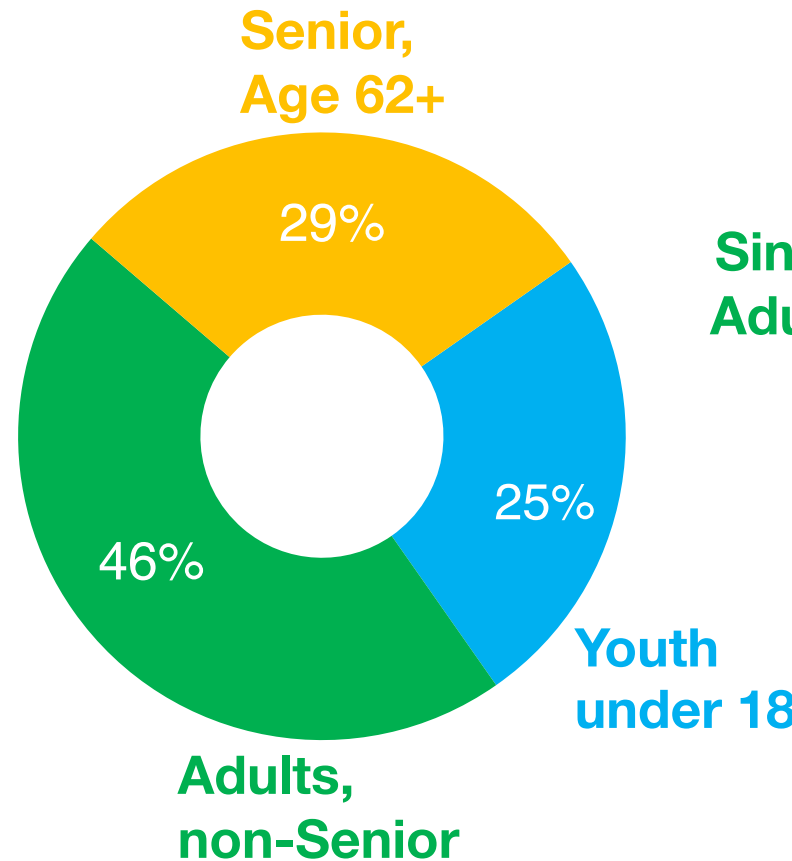
Neighborhood Demographics

CD14

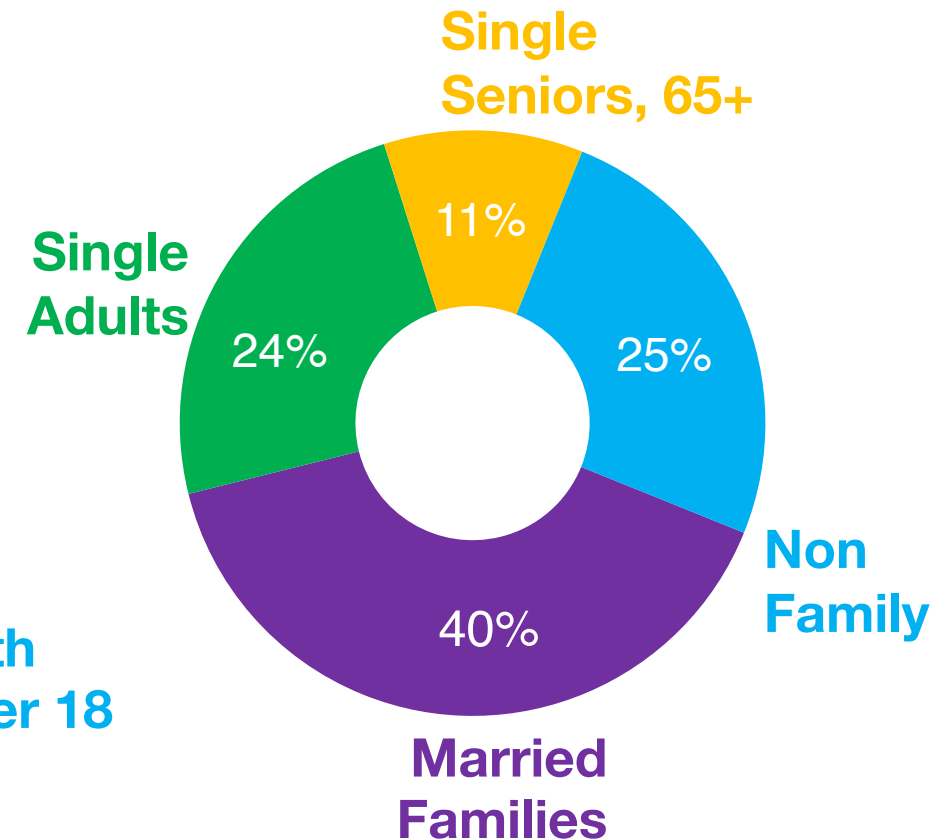
Race & Ethnicity



Age of Population



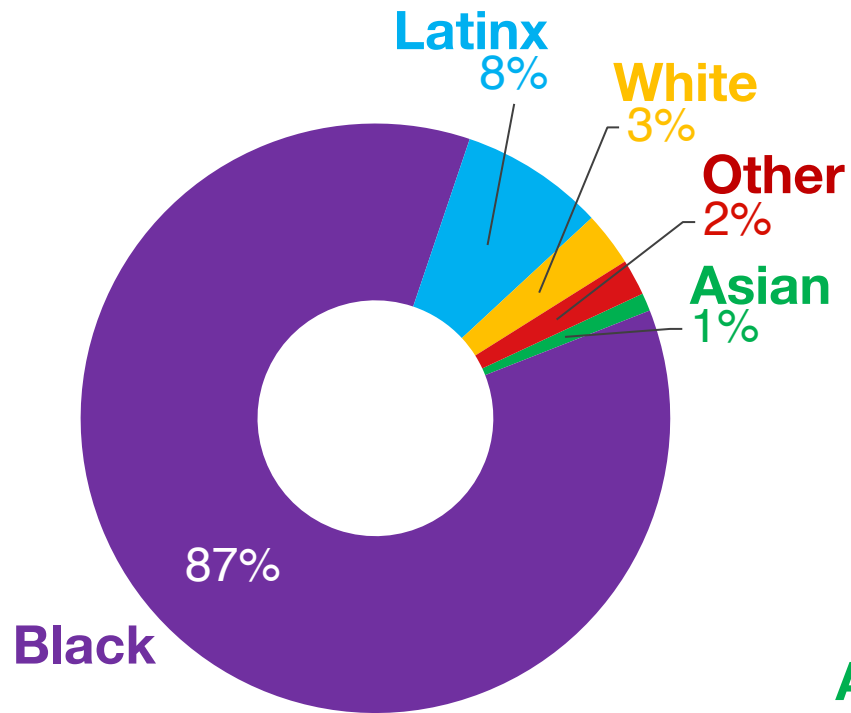
Household Types



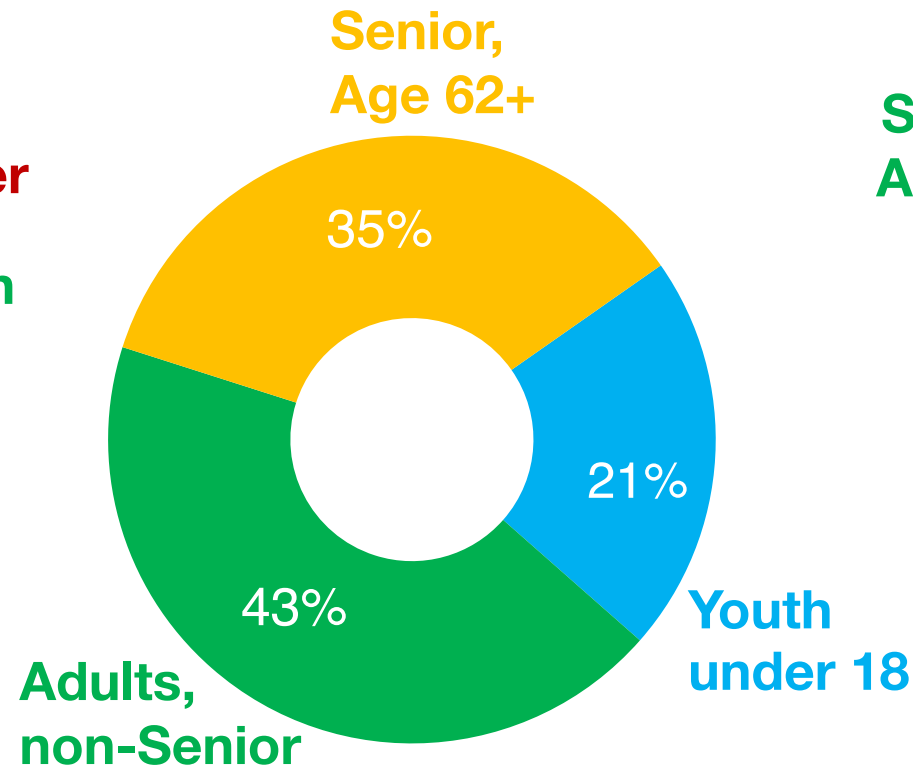
Neighborhood Demographics

CD17

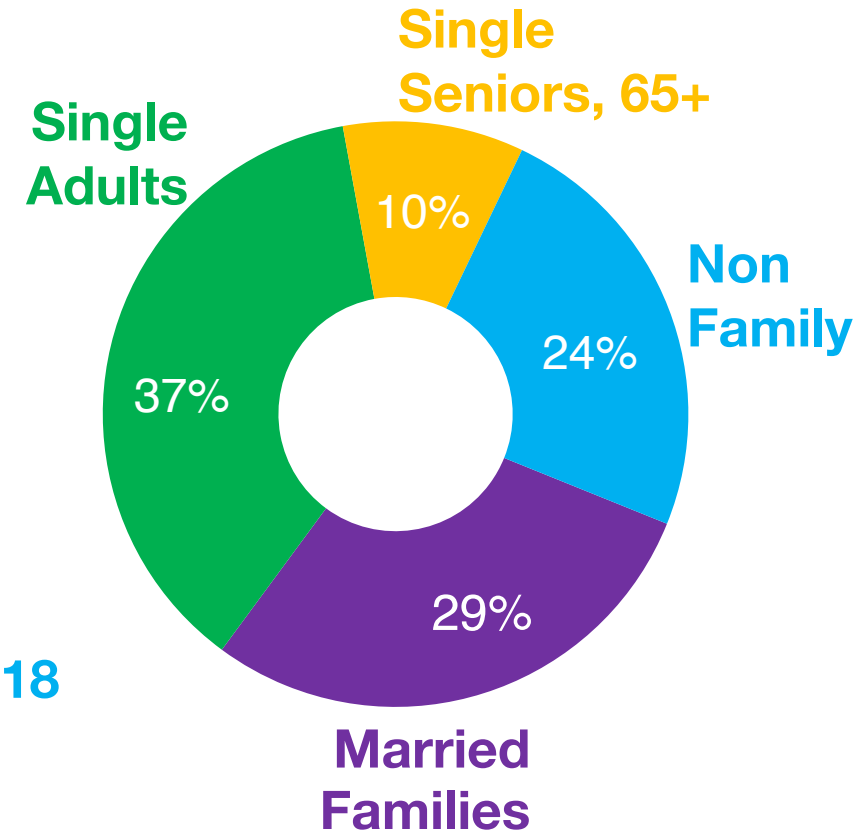
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Age of Population



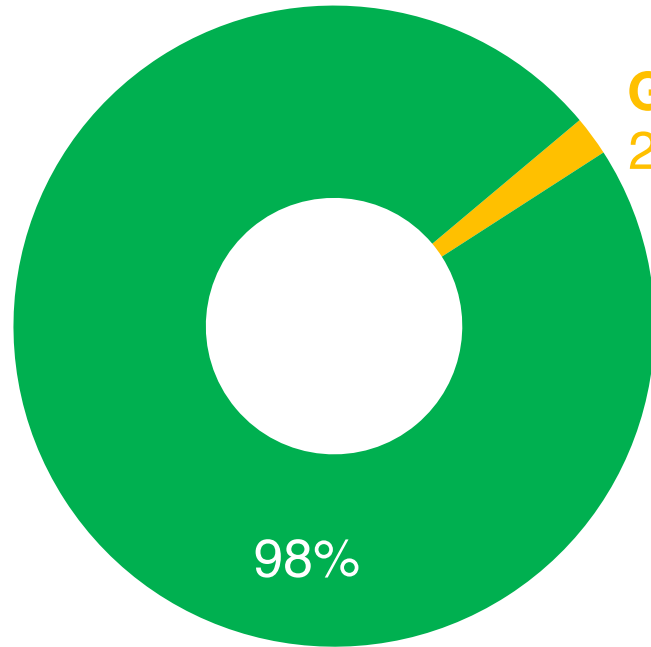
Household Types



Neighborhood Demographics

CD14

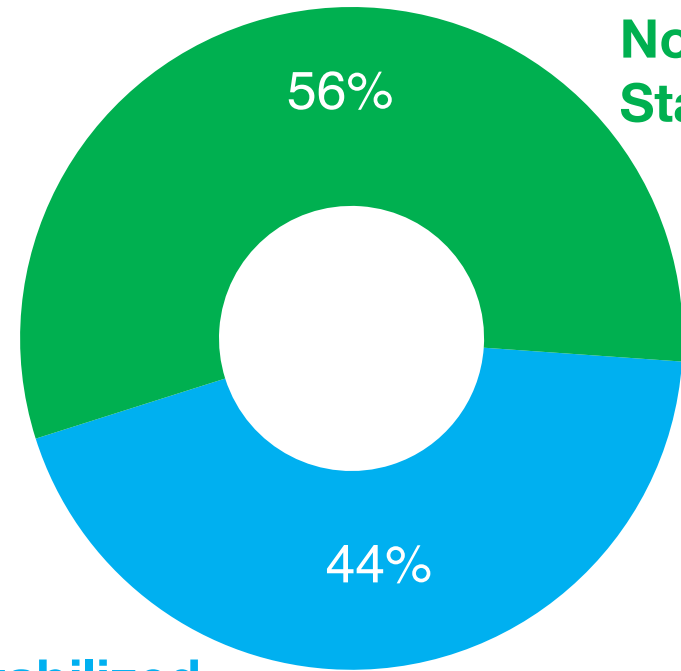
Types of Affordable Housing



Not Government Assisted

Government Assisted
2%

NOTE: Government Assisted Housing also includes Public Housing of which CD14 has 0%



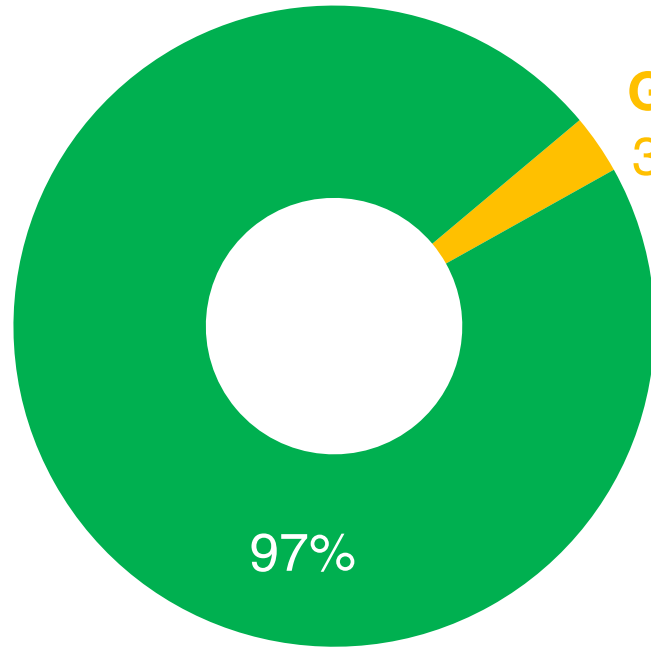
Not Rent Stabilized

Rent Stabilized

Neighborhood Demographics

CD17

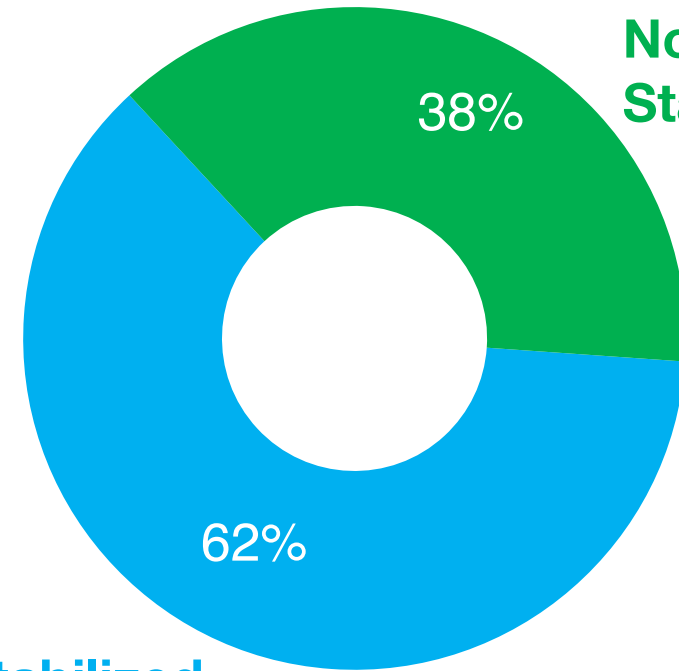
Types of Affordable Housing



Not Government Assisted

Government Assisted

3% NOTE: Government Assisted Housing also includes Public Housing of which CD17 has just under 140 units

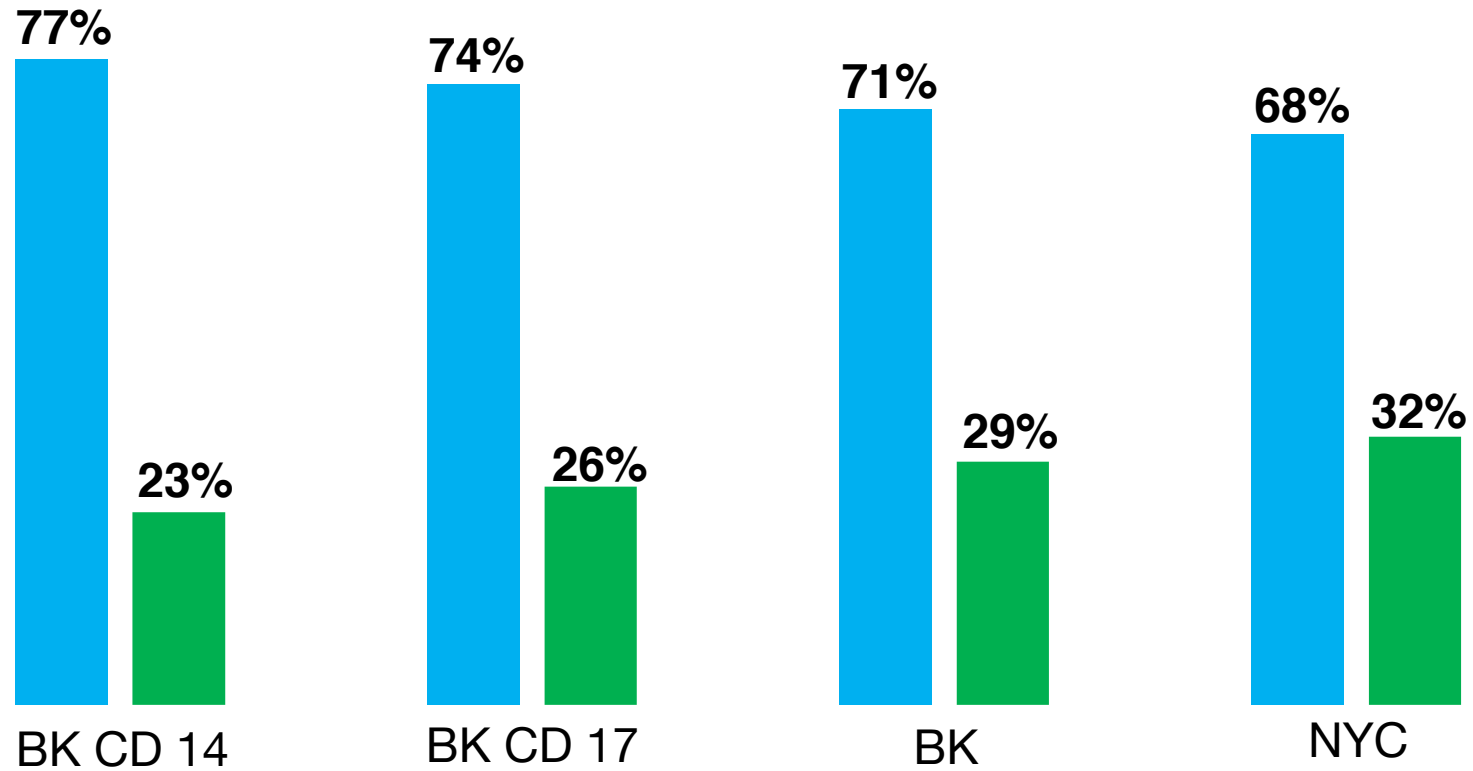


Rent Stabilized

Not Rent Stabilized

Neighborhood Demographics

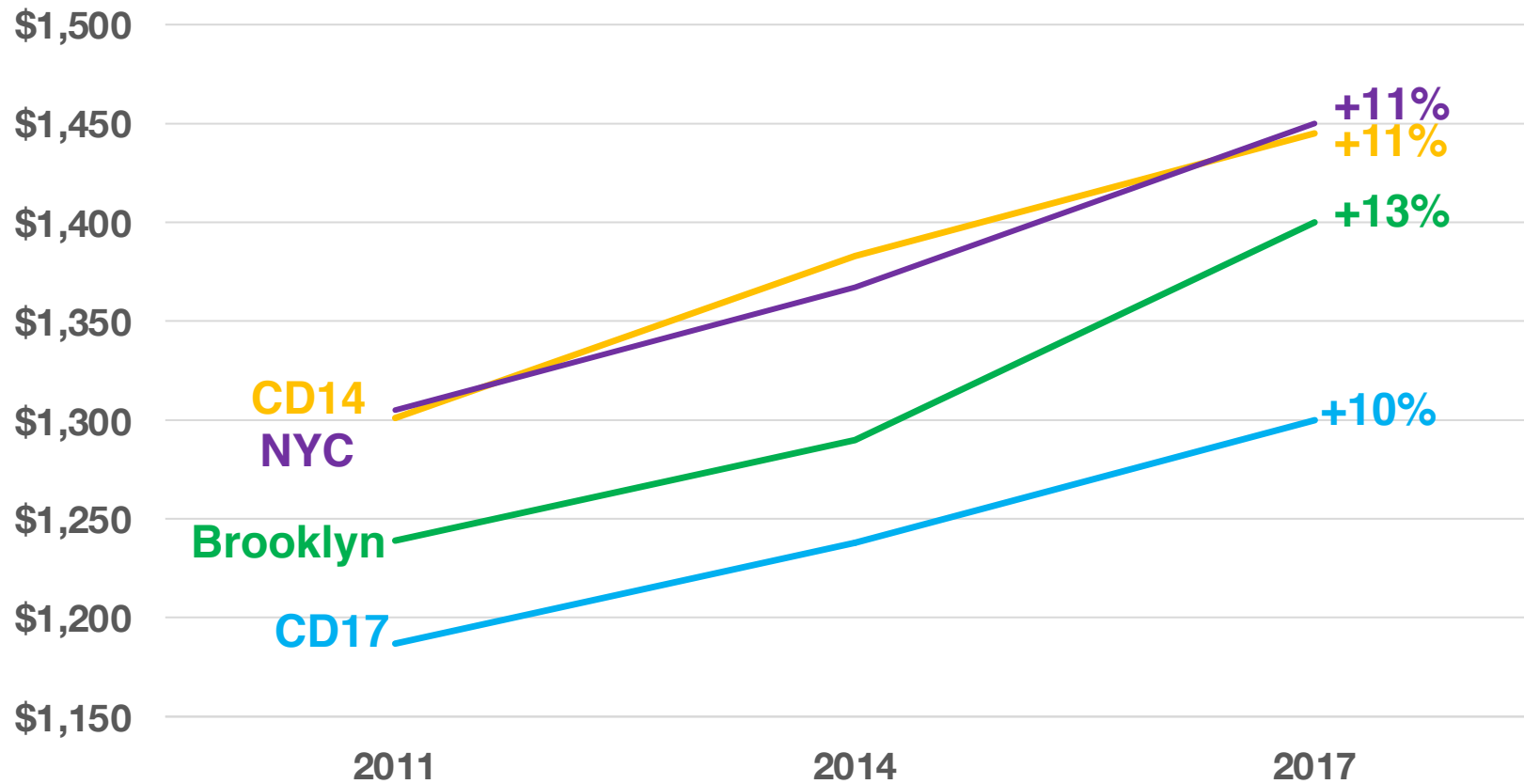
Renters
Owners



Source: NYC Housing and Vacancy Survey, 2017 Based on sub-borough area that approximates CD 17 and CD14

Neighborhood Demographics

Rent Over Time



Source: NYCHVS 2011, 2014, and 2017

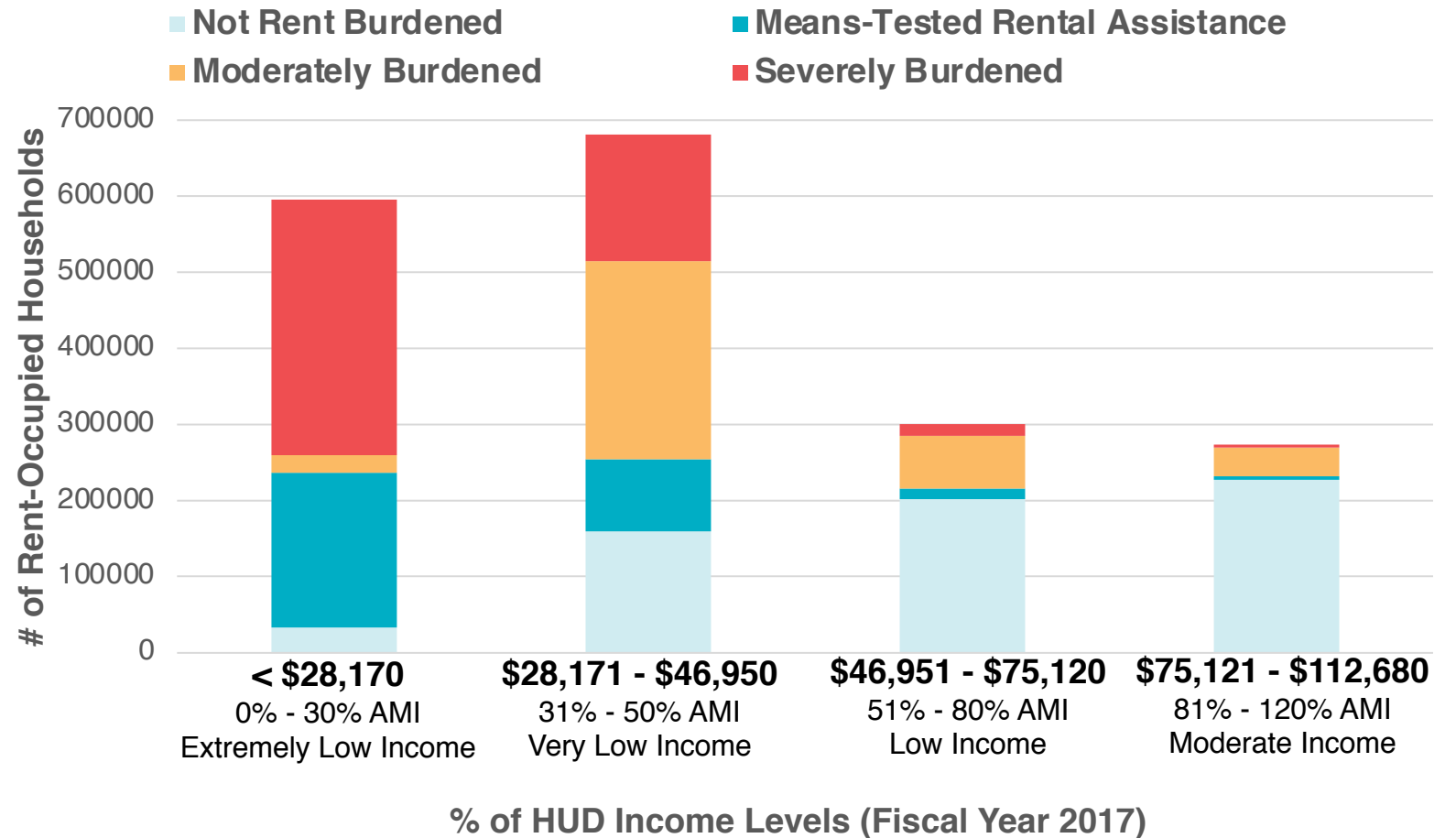
*Estimates of the 2011 and 2017 median rent for BK CB 14 and CB17 are within a 95% confidence interval of each other and the difference may not be statistically significant
Gross rents in 2011 and 2014 are adjusted to real 2017 dollars using the BLS NY, NY MSA Base CPI adjustment factor
Based on sub-borough area that approximates CD14 and CD 17

High Levels of Rent Burden

30% of NYC Households spend more than half of their income on rent.

40% of low-income NYC households spend more than half of their income on rent.

Rent Burden by Income Group



HPD's Affordable Housing Programs

Affordable housing serves a wide range of needs, including a mix of incomes and populations

Populations Served

- Are there specific household types that could most benefit, or specific types of needs that could best be met, through the homes being built in a project?

Income Mix

- What are the household incomes that should qualify for the development when it is complete?
- What portion of units should be available for each income bracket?

Other things to consider

- Rental vs. Homeownership
- What other non-residential uses might be located on the ground floor of the site?

Questions

Please submit your questions for HPD through the Zoom CHAT

Breakout Rooms

We are going to divide us all into smaller groups.

If you would like to be in a Spanish- or Haitian Creole-speaking room, please indicate your language of choice in CHAT.

Vamos a dividirnos en grupos más pequeños.

Si quiere estar en una sala de hispanohablantes, indique el idioma de su elección en el CHAT.

Nou pral divize an gwoup ki pi piti.

Si ou ta renmen nan yon gwoup ki pale kreyòl ayisyen, tanpri endike lang ou chwazi a nan CHAT la.

Guidelines for Productive Conversation



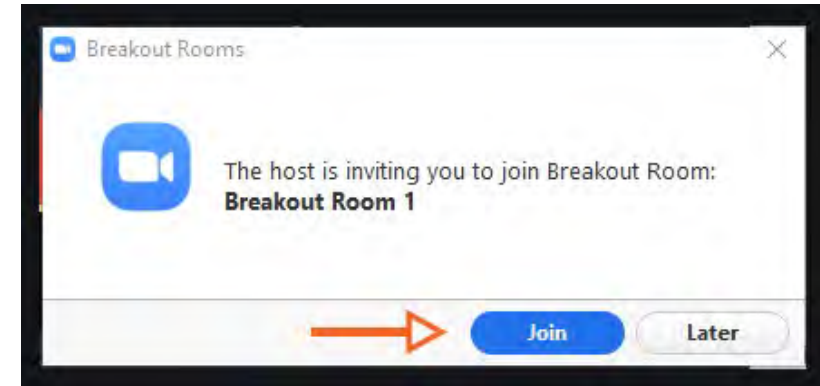
- Be open and show respect toward learning about the different perspectives that we have in the room this evening.
- Speak from your own lived experience and no one else's.
- Do not make assumptions about others in the room.
- Try to be comfortable with uncomfortable conversations around the history of slavery in Flatbush and be aware of language that may be triggering to others.

Breakout Rooms

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To join your discussion group, a pop-up box will appear on your screen. Please select JOIN.

If you have not been assigned a room after 1 minute, please indicate through chat or voice and we will be available to support.

Breakout Discussions



If you would like to be in a Spanish- or Haitian Creole-speaking room, please indicate your language of choice in CHAT.

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Si ou ta renmen nan yon gwoup ki pale **kreyòl ayisyen**, tanpri endike lang ou chwazi a nan CHAT la.

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Community Workshops

Previous Workshop: Wednesday, May 5th

Focus on honoring and memorializing the site's history and archaeological findings

Today's Workshop

The meeting will focus on the future affordable housing and non-residential amenities.

Next Workshop

The meeting will focus on the site and building's design.

Housing Needs in Flatbush



Increasing housing opportunities is an important issue for our city. Many New Yorkers do not have equal access to quality affordable housing.

Housing Needs in Flatbush

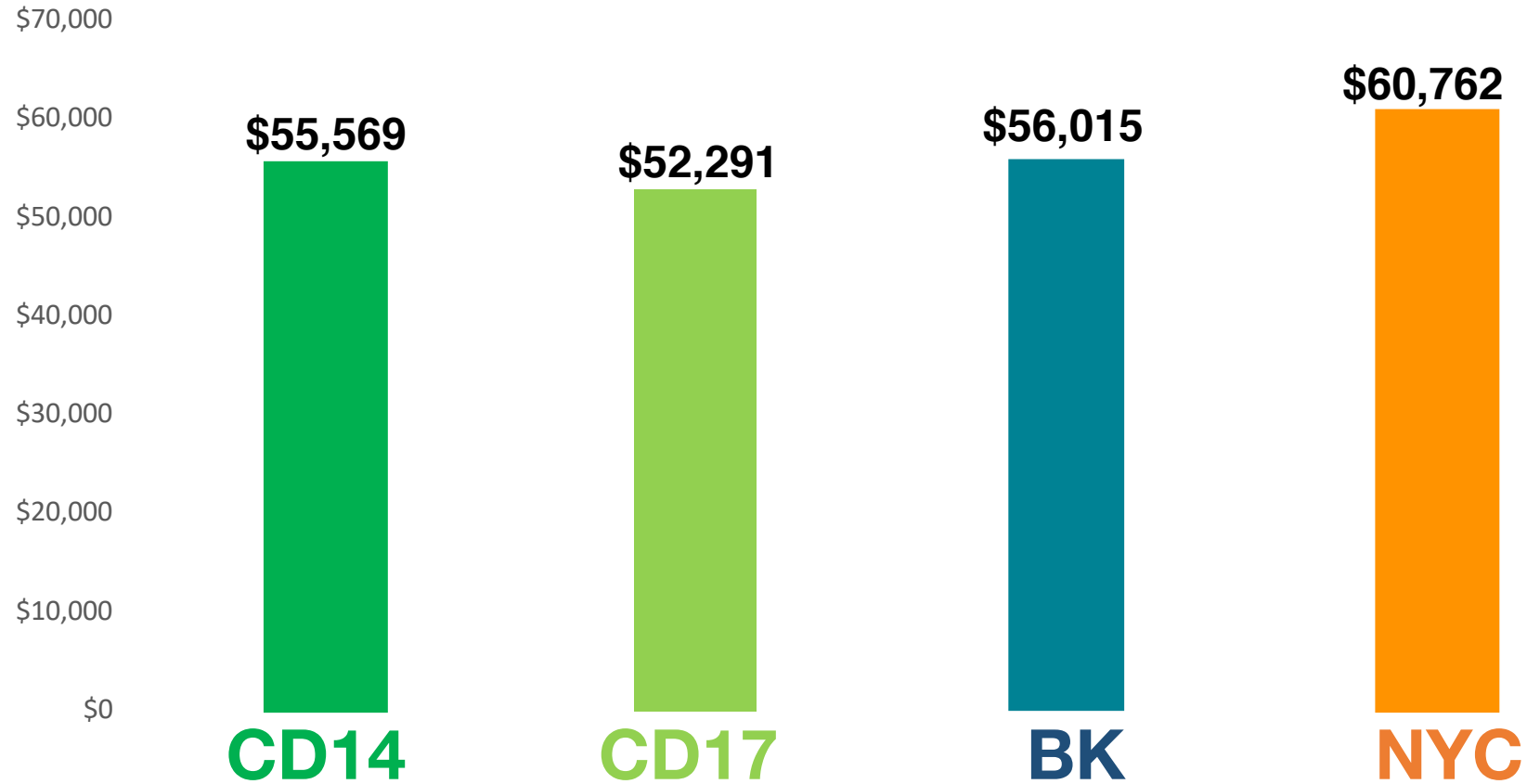
As you think about the neighborhood, who cannot afford to live in this community and why?

Neighborhood Demographics

Community District Map

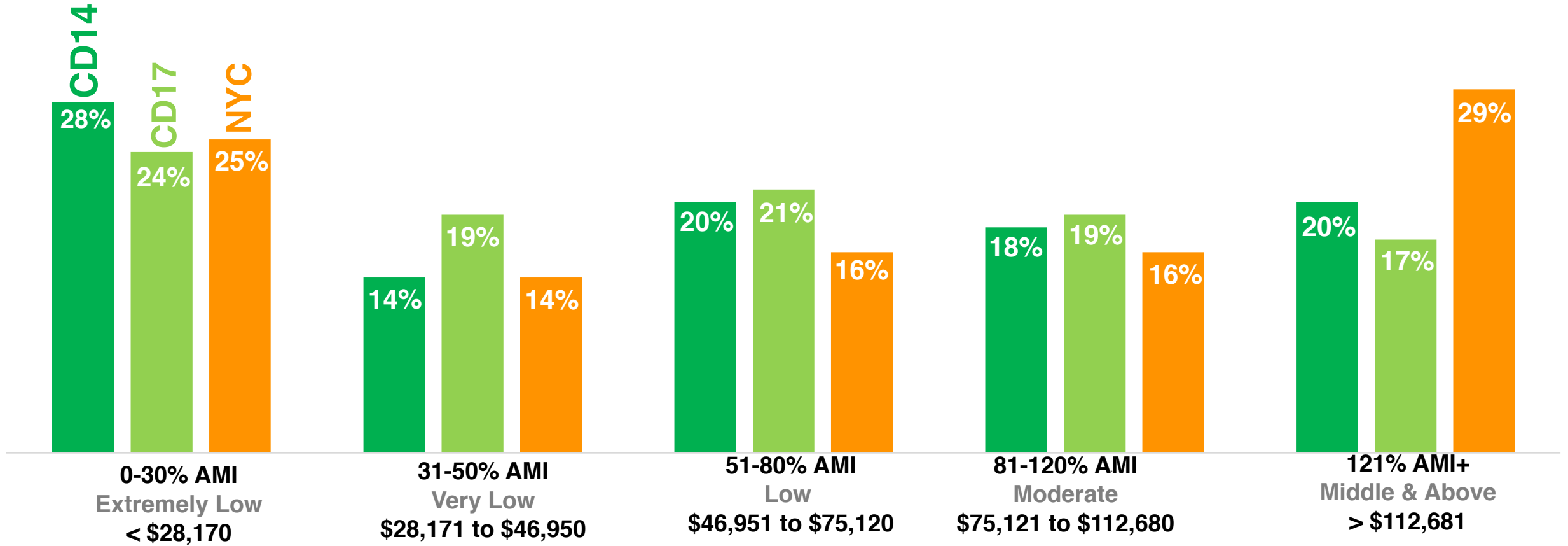


Median Household Income in the Flatbush Area



Household Income Distribution

Flatbush Area and NYC

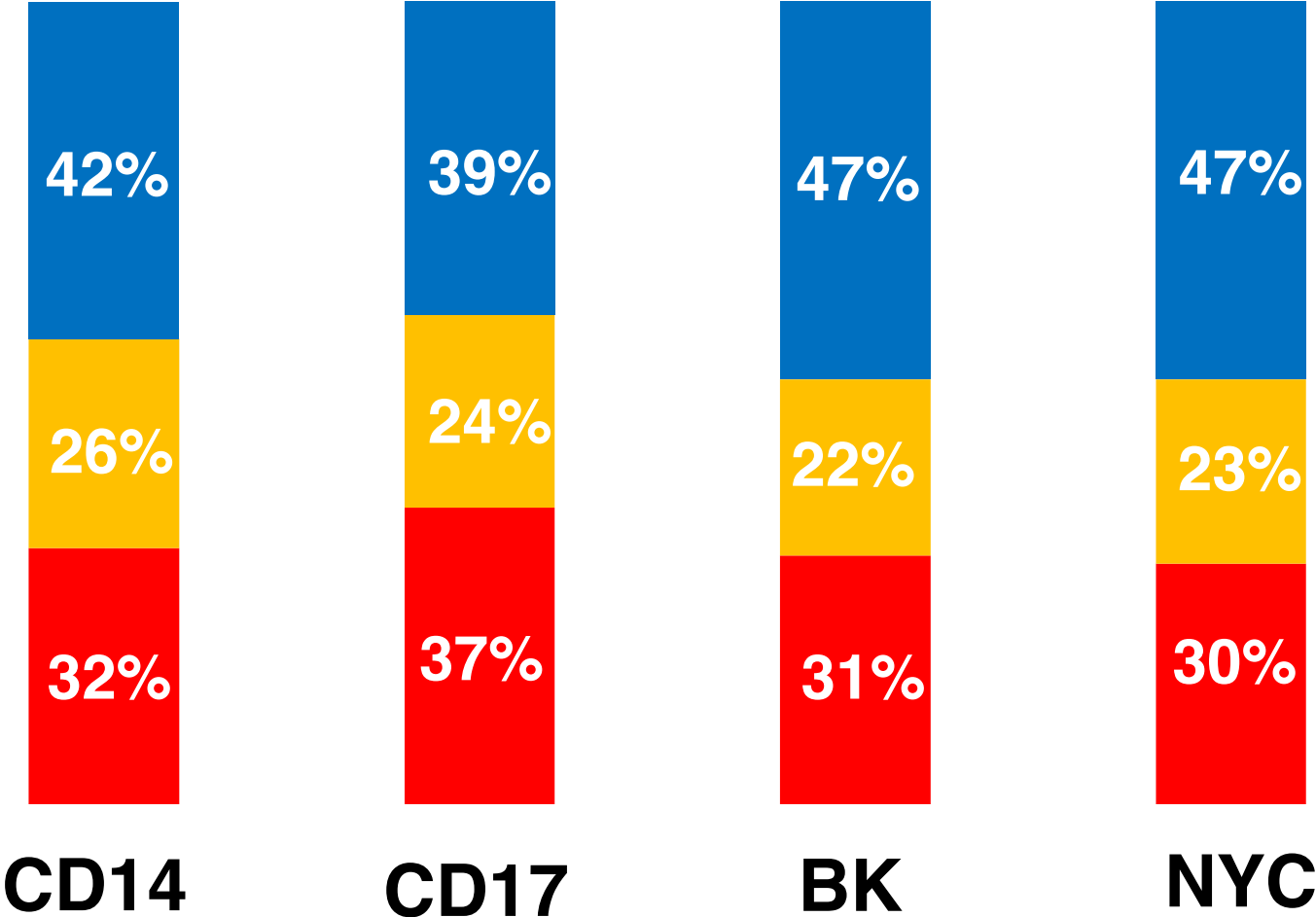


Rent Burdened

Not Rent Burdened
Up to 30% of income
spent on rent

Moderately Rent Burdened
30%-50% of income
spent on rent

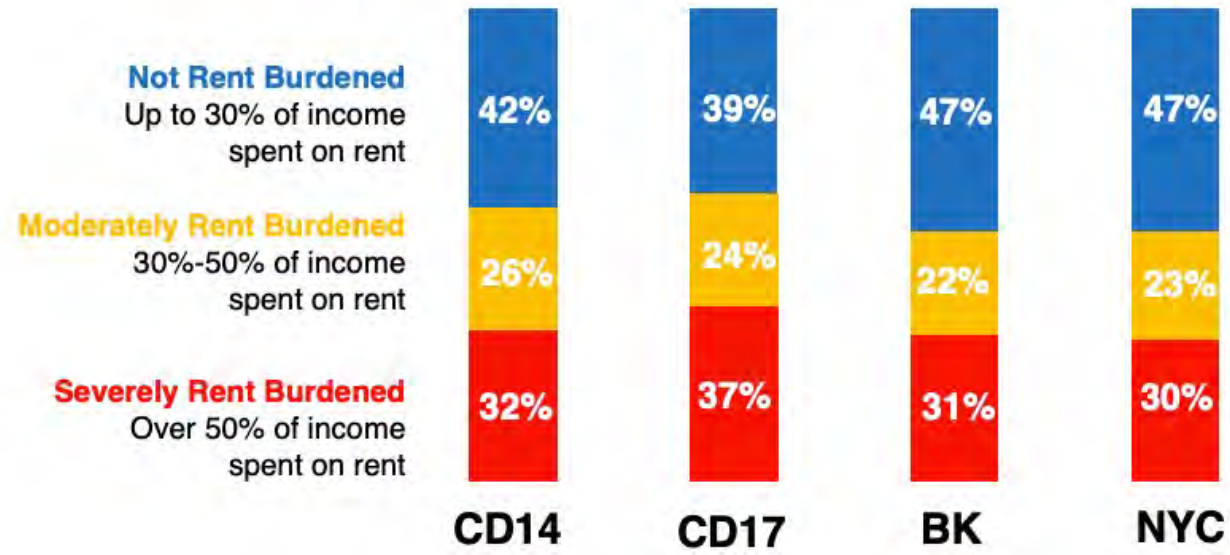
Severely Rent Burdened
Over 50% of income
spent on rent



Affordable Housing Rents

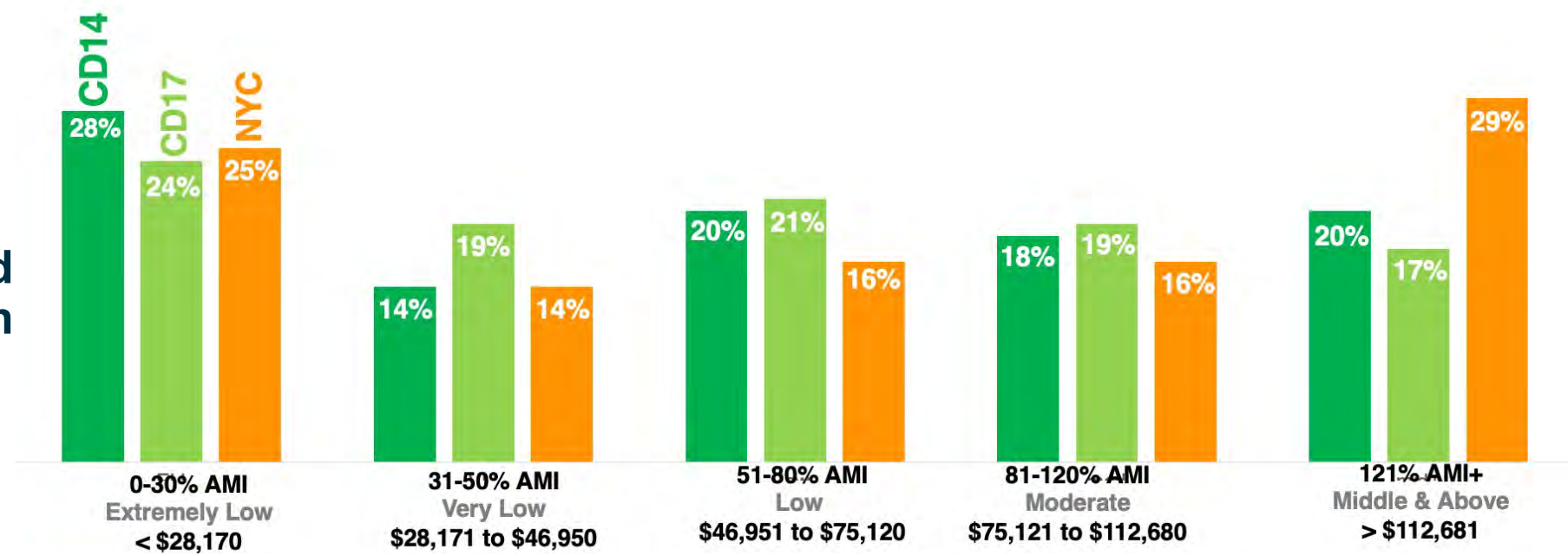
| | Extremely Low (Up to \$32,200) | Very Low (Up to \$53,700) | | Low Income (Up to \$85,920) | | | Moderate (Up to \$107,400) | |
|-------------------------------|--|-------------------------------------|---------|---------------------------------------|---------|---------|--------------------------------------|----------|
| Unit Size | 0 - 30% AMI | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI | 90% AMI | 100% AMI |
| STUDIO MR: \$1,746 | \$419 | \$598 | \$777 | \$956 | \$1,135 | \$1,314 | \$1,547 | \$1,726 |
| 1 – BDR MR: \$1,945 | \$532 | \$756 | \$980 | \$1,204 | \$1,427 | \$1,651 | \$1,942 | \$2,166 |
| 2 – BDR MR: \$2,382 | \$631 | \$900 | \$1,168 | \$1,437 | \$1,705 | \$1,974 | \$2,323 | \$2,592 |
| 3 – BDR MR: \$2,708 | \$722 | \$1,032 | \$1,343 | \$1,653 | \$1,963 | \$2,273 | \$2,677 | \$2,987 |

Summary



Rent Burdened Populations

Household Income Distribution



Prioritized Populations

Extremely Low-income Households

(earning up to \$30,720 for a household of 3)

Very Low-income Households

(earning up to \$53,700 for a household of 3)

Low-income Households

(earning up to \$85,920 for a household of 3)

Moderate Income Households

(earning up to \$128,880 for a household of 3)

Senior and Elderly Households

Formerly Homeless Individuals & Families

People with Special Needs

(e.g., veterans, people with disabilities, survivors of domestic violence, etc.)

First Time Homebuyers

(earning between \$80,000 - \$130,000 for a household of 3)

Neighborhood Resources

442 Education Child Welfare and Youth

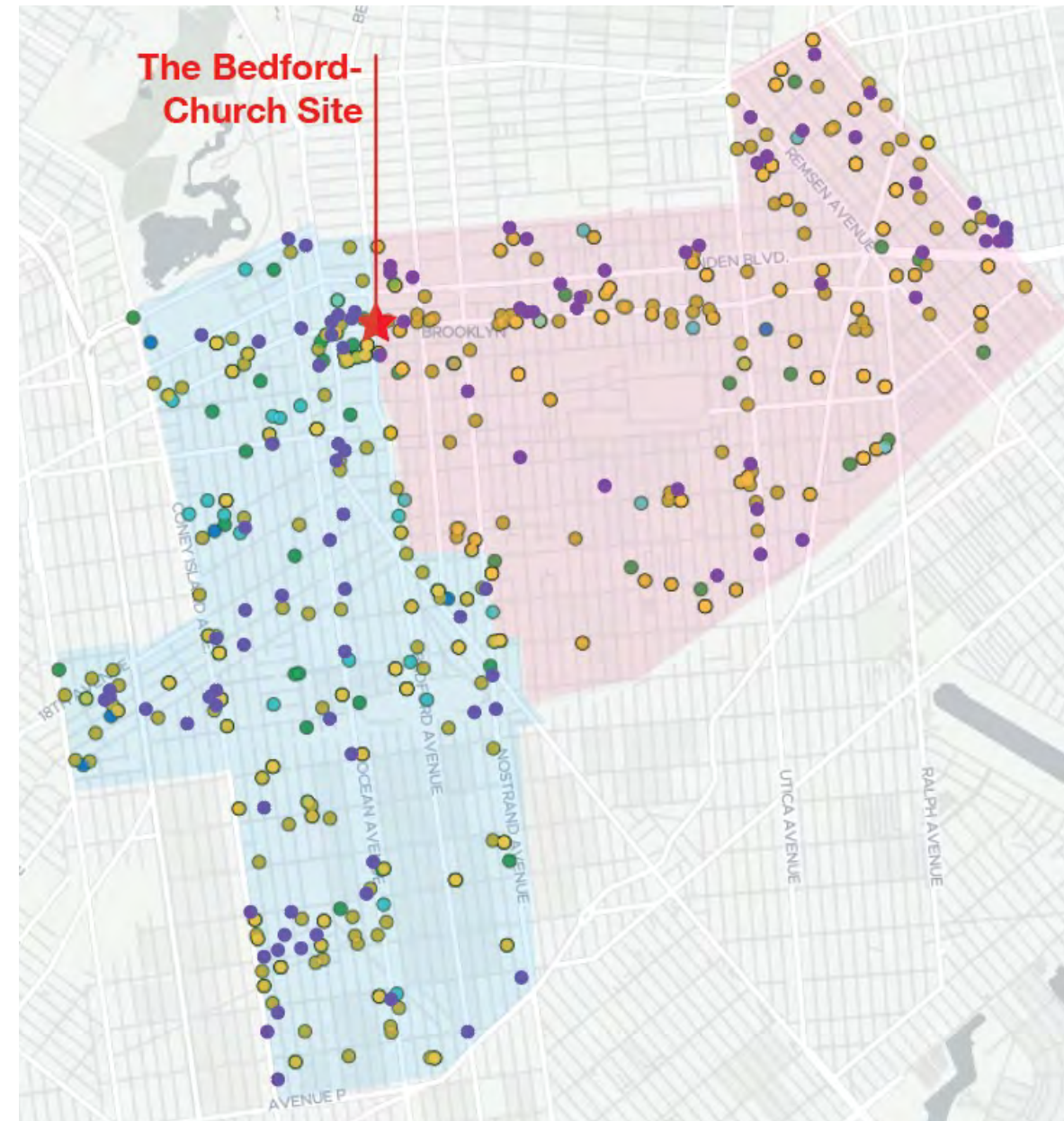
- 116 Schools (K-12) / 4 Higher Education
- 151 Day Care and Pre-Kindergarten
- 80 Child Nutrition Services
- 43 Youth Centers, Literacy Program & Job Training Services
- 34 After School Programs

41 Parks, Gardens and Historical Sites

41 Libraries and Cultural Program

156 Health and Human Services

- 94 Health Care
- 6 Immigrant Services
- 0 Community Centers
- 4 Workforce Development
- 7 Programs for People with Disabilities
- 38 Soup Kitchens and Food Pantries
- 42 Other Human Services



Potential Youth Programming and Services



After-School Programs



Mentorship Programming



Leadership Development Programming



Summer Programs



Vocational & Job Training



Memorialization Programming



Sports / Recreation Activities



Arts & Culture Programming



Conflict Resolution Programming



College & Career Planning



GRE Programs & Support



Technology Hub

Potential Community Facilities and/or Other Uses



**Childcare
& Daycare
Services**



**Recreation
& Community**



**Arts &
Culture**



**Senior
Services**



**Wellness/
Mental Health**



**Memorialization
Programming**



**Healthy Food
Access**



**Financial
Literacy**



**Adult
Education**



**Workforce
Development**



**Community /
Business
Development**



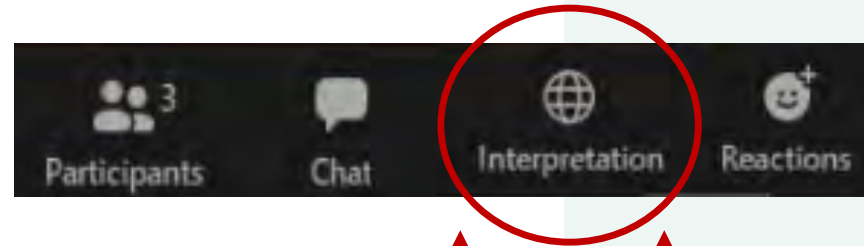
**Urban
Gardening**

Closing Question

What is important we keep in mind as we develop the recommendations for ensuring this future project supports the needs we discussed?

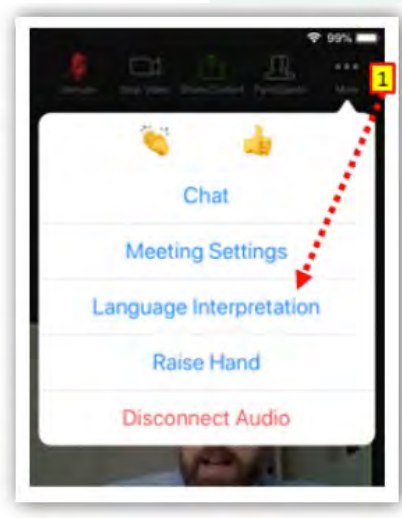
Interpreters in Spanish & Haitian Creole

Para el taller de hoy, tenemos intérpretes en español.



Para acceder a este servicio en una **computadora**, seleccione el icono de interpretación en la parte inferior de la pantalla de Zoom. Se abrirá una pantalla emergente. Elija el idioma preferido.

Para acceder a este servicio en su **teléfono o tablet**, seleccione este icono en la parte superior derecha de su pantalla. Aparecerá una pantalla desplegable. Seleccione “Language Interpretation” (Interpretación de idioma) y luego seleccione su idioma preferido.



Pou atelye jodi a, nou gen entèprèt nan lang kreyòl ayisyen.

Pou jwenn aksè nan sèvis sa a sou yon òdinatè, chwazi ikòn entèpretasyon ki nan pati anba ekran zoom ou an. Yon ekran ap louvri. Chwazi lang ou prefere a.

Pou jwenn aksè ak sèvis sa a sou telefòn ou oswa sou tablèt ou, chwazi ikòn sa a anwo adwat ekran ou an. Yon ekran dewoulan ap parèt. Chwazi Entèpretasyon Lang epi chwazi lang ou pi pito.

Questionnaire



**Please take a few minutes to complete the
Community Questionnaire** (link in chat).

<https://bit.ly/3gKydTe>

Tómese unos minutos para completar el Cuestionario
de la comunidad.

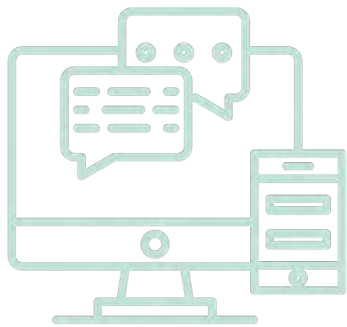
Tanpri pran kèk minit pou konplete Kesyonè Kominote a.

This questionnaire will give you a chance to share all your ideas for both honoring the site and the development of new affordable housing with youth and neighborhood services. The Task Force will develop recommendations based on your input from the workshops, this questionnaire and the larger community feedback.

Join us for the Next Community Workshop

Wednesday, June 30th -- 6-8p

The meeting will focus on the site and building's design.



*We will use the same
zoom link as today!*

Únase a nosotros para el próximo taller público

Miércoles 30 de junio -- 6:00 - 8:00 p.m.

Jwenn nou pou pwochen atelye piblik la

Mèkredi 30 jen -- 6:00-8:00pm

Group Share-out

A volunteer from each breakout room will have 2 minutes to share key themes discussed as a group.

Questions

Questionnaire



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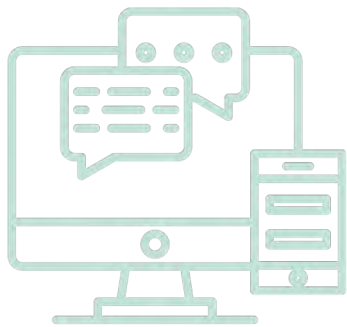
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Thank You!

