

A PROPOSAL FOR 642 – 648 E. 6TH STREET Currently a NYCHA Parking Lot



A PROPOSAL FOR 642 – 648 E. 6TH STREET New Low Income Housing



Who We Are

A Partnership of 3 Non Profit Organizations



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- **This Land is Ours Community Land Trust**

A non profit organization that aims to acquire and own land under low income housing to preserve permanent affordability, and which has a board comprised of Lower East Side residents.

- **Cooper Square Committee**

A community preservation organization, formed in 1959, that does anti-displacement work through tenant organizing and counseling and small business assistance, develops affordable low income housing and helps low income coops become more energy efficient.

- **Sixth Street Community Center**

Formed in 1978, Sixth Street serves Lower East Side residents of all ages offering afterschool and summer programs for children and teens, climate justice and environmental advocacy, community supported agriculture, and free produce and meals for food insecure households.

A Statement of Goals to Meet Community Needs

- 1) Provide permanently affordable low income housing for families
- 2) Maximize the number of very low income apartments.
- 3) Build with quality & energy efficient design with community input
- 4) Offer a mix of unit types for different household sizes
- 5) Provide ground floor space for community programs
- 6) Provide open space in the rear yard
- 7) Provide community preference to maximum allowed by HPD
- 8) Ensure permanent affordability with community land trust
- 9) Maximize residents' role in governance with seats on HDFC board

Goal #1: Provide Permanently Affordable Low Income Housing for Families

- There is a severe shortage of low income housing in the Lower East Side.
- We propose to develop at least 49, and no more than 63, low income apartments on the site, as allowed by zoning.

Goal #2: Maximize Units for Very Low Income Households

- Apartments will be affordable to households at 30% to 80% of Area Median Income (AMI). We will aim to provide more apartments at 30 – 60% of AMI. These are HUD income guidelines for 2023.

AMI	1 person	2 persons	3 persons	4 persons
• 30%	\$29,650	\$33,900	\$38,150	\$42,350
• 50%	\$49,450	\$56,500	\$63,550	\$70,600
• 60%	\$59,340	\$67,800	\$76,260	\$84,720
• 80%	\$79,200	\$90,500	\$101,800	\$113,100

Goal #3: Build with Quality & Energy Efficient and Design, and with Community Input

- The building will not be taller than 8 stories.
- It will be Accessible to People with Disabilities, with an elevator, and with features to assist people with visual and hearing impairments.
- It will be environmentally green, with passive house design to reduce carbon emissions and save money on heating and cooling costs.
- It will have an underground detention tank to capture water run off.
- It will be resilient to flooding with elevated electrical circuit panels

Goal #4: Offer a Mix of Unit Types for Different Household Sizes

- The unit mix will include studios, 1, 2 and 3 bedroom apartments.
- No more than 25% of apartments will be studios
- At least 20% of apartments will be 1 bedrooms
- At least 20% of units will be 2 bedrooms
- At least 10% of units will be 3 bedrooms

- The unit mix will be determined through design charrettes with LES 2 residents

Goal #5: Provide Ground Floor Space for Community Programs

- We estimate that the usable community space will be at least 4,500 sq ft.
- There will be 2 or 3 community spaces
- The programming of some of the space will be created in partnership with LES 2 residents.

Goal #6: Provide Open Space in the Rear Yard

- The Building will be 106 feet wide, and will have a 30 foot rear yard.
- This results in a rear yard totaling 3,180 sq st.
- It will be nicely landscaped with pavers and a variety of plantings, including trees, perennials and annual flowers.
- The architect we select will engage the residents in design charrettes to determine how to create appealing active and passive spaces with seating for residents.

Goal #7: Provide Community Preference to Maximum Allowed by HPD

- HPD requires low income housing developers to sign a regulatory agreement and they must use a housing lottery to select tenants.
- The project partners are committed to maximizing community preference for the new housing, although we are subject to the City's lawsuit settlement which limits community preference.
- We will advocate that income eligible NYCHA residents, especially LES 2 residents, be given preference for vacant apartments.

Goal #8: Ensure Permanent Affordability with Community Land Trust

- This Land is Ours Community Land Trust (TLIO CLT) will own the land under the new building, and provide a ground lease to the HDFC.
- The role of the TLIO CLT is to provide monitoring of the HDFC Board to ensure it keeps the building permanently affordable.
- TLIO CLT has a board of directors comprised of Lower East Side residents who are committed to preserving permanently affordable housing.
- TLIO CLT will make a seat available on their board to an LES 2 resident.

Goal #9: Maximize residents' role in governance with seats on HDFC board

- The new building will be owned by a Housing Development Fund Company (HDFC) created by Cooper Square Committee (CSC) and the Sixth Street Community Center (SSCC).
- CSC and SSCC will have seats on the board of the HDFC, and will invite several building residents and an LES 2 non-resident to have a seat on the board of the HDFC.
- The HDFC board will set policies and review the building's budget, and supervise the management company.

We Have Community Support

- We created a Memo of Understanding with NYCHA LES2, signed by the President of the LES 2 Tenants Association on Dec. 7th.
- We gathered nearly 1,000 signatures from nearby residents, and the majority of LES2 tenants signed it.
- We are asking for CB3's vote of support for our development plan to redevelop an underutilized site to create much needed affordable housing.