

Gowanus Neighborhood Rezoning Funding

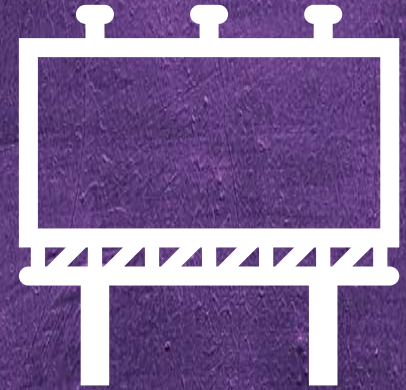
New York City Housing Authority

Wyckoff Gardens

April 6, 2022

Agenda

- ✓ Overview of Gowanus Neighborhood Rezoning
- ✓ Project Funding/HUD Agreement
- ✓ Program Goals
- ✓ Site Investigation for Project Planning
- ✓ Tenant Relocation and Engagement
- ✓ Resident Feedback
- ✓ Next Steps/Survey
- ✓ Q&A



Thanks to hard work & advocacy of residents, TA leaders and elected officials, **\$200 million** will be allocated to public housing as part of the **Gowanus Neighborhood Rezoning**



Gowanus Houses – Brooklyn

15 buildings (4-6-9-13-14 stories each);
1,139 units; 2,604 residents



Wyckoff Gardens – Brooklyn

3 buildings (21 stories each);
529 units; 1,119 residents

NYC has allocated funding for repairs and renovations at Wyckoff Houses

The scoping process between NYCHA, architects and engineers, with residents, will determine the work that will occur in each unit to improve the quality of life, hazardous conditions, and other needs within the units within the budget available. Scope **may** include, but is not limited to:

- ✓ Walls
- ✓ Plumbing (including riser work)
- ✓ Fixtures in bathroom/kitchen
- ✓ Electrical wiring
- ✓ Flooring
- ✓ Interior doors
- ✓ Lighting fixtures

Funding and the Goals of this Project Align with the 2019 HUD Agreement

- In 2019, NYCHA, SDNY and HUD signed a Federal Monitorship Agreement to accelerate critical work NYCHA must do to better serve residents
- The Agreement focuses on five areas - **Lead, Mold, Heating, Elevators, and Pest and Waste Management** - and related organizational improvements to NYCHA

Program Goals

- Integrated renovations of apartment interiors in one overall project over several years
- Residents will drive engagement planning and be closely involved in contractor selection, design and construction planning
- Temporary moves needed for lead, asbestos, and mold remediation, and other renovations where it is unsafe or inconvenient for residents to stay in apartments, are streamlined to reduce challenges for residents
- NYCHA will continue to manage and operate the properties (different than the PACT program)

Site Investigations for Project Planning

- Effective December 1, 2021, New York City has a new standard for defining the presence of lead in paint, in accordance with Local Law 66 of 2019.
 - This new standard defines lead-based paint as having 0.5 milligrams of lead per square centimeter or more
 - **Each unit at Wyckoff Gardens will be tested in accordance with the new, stricter standard of 0.5 mg/cm².**
- Site investigations by architects and engineers in vacant apartments, key areas of the building and systems will be performed to assist in project planning. If access to your apartment is needed, NYCHA will provide 48 hours of notice.

Temporary Resident Relocation

Any relocation will be planned collaboratively with residents and will start well in advance of any construction activities. Residents will have the right to return to their development.

Future meetings will be dedicated to:

- ✓ Relocation options
- ✓ Developments available for relocations
- ✓ Right to return at the development



Residents Rights & NYCHA's Commitments

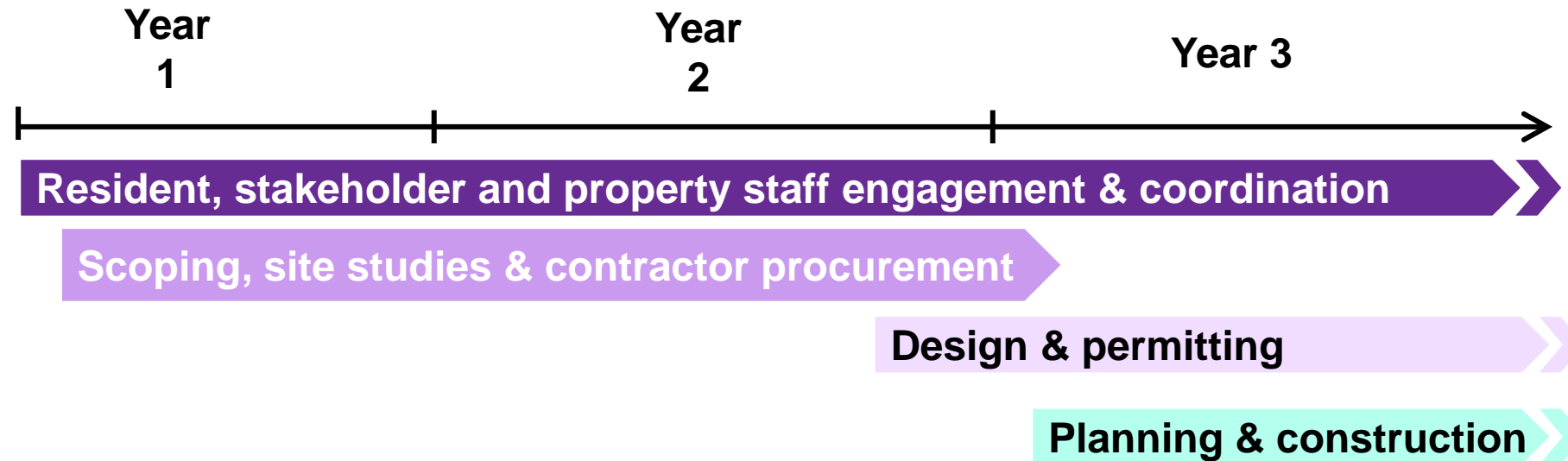
- ✓ **NYCHA will identify and pay for resident technical advisors** in areas you would like independent advice throughout planning, design, and construction
- ✓ NYCHA will sign a **Resident Rights & Move Contract for each resident**
- ✓ Residents have a **guaranteed right to return after any temporary move to another development, and full temporary move costs will be paid by NYCHA**
- ✓ **Regular repairs will continue** in places where construction is not ongoing

Resident Involvement

- ✓ Resident engagement will occur throughout the planning, design, and construction of this project
- ✓ Residents will be partners and drive the engagement planning process from the beginning
- ✓ Dedicated Construction Liaisons will work with residents on ongoing communication and engagement
- ✓ Design and construction will be focused on resident well-being and improved quality of life



Engagement from Day 1



Residents will be partners throughout the process!

Your Input Is Critical

- How do you want to be engaged?
- What topics?
- Scoping and prioritization of renovations
- Contractor requirements?
- Design, fixtures, finishes, etc...
- Construction planning
- Temporary move planning



Next Steps

- Next meeting will focus on obtaining **resident feedback** for the scope of work in a workshop setting
- Meeting date will be coordinated with the Tenant Association
- Flyers will be posted and phone calls will be made to residents

Please fill out the survey...



Thank You



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