



Special Issue: Land Lease Opportunity to Preserve Public Housing



Message from the Chairman

By now, it is clear that NYCHA and other public housing authorities continue to suffer through de-funding and increasing demands to maintain our housing. Since March, NYCHA has been meeting with hundreds of residents, elected officials and community activists about our plan to lease – not sell – land at eight Manhattan developments for the development of new affordable and market-rate housing. This plan is vital to improving quality of life and to the future of public housing in New York City. NYCHA receives less money every year from Congress to maintain our developments – since 2001, Congress has underfunded our

operating budget by \$750 million to run its developments; and by another \$875 million in capital to keep the buildings, elevators and heating and electrical systems in good repair.

Our land lease plan will generate \$30-\$50 million every year. Every single dollar of this money will be used for capital improvements, like fixing roofs, rehabilitating elevators and heating systems and restoring building facades at developments across the city. Additionally, we anticipate that residents at the eight developments will get enhanced security and alternative power for elevators, heat and hot water service during blackouts and other emergencies.

This initiative will generate approximately 800 affordable housing units for eligible New Yorkers – and the units will be required to remain permanently affordable. NYCHA residents will get a preference for these affordable units. There also will be new construction and permanent jobs for NYCHA residents.

Despite these benefits for residents, I know that there are concerns about the plan. I want to clear up some of the questions we heard at our meetings. Most importantly, not one single NYCHA resident will have to move out of their apartment because of these new buildings. We will not knock down a single residential building. Construction only will be on land where no housing exists.

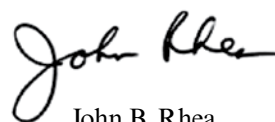
This also is not a plan to privatize NYCHA land, or any other public space. We will enter into 99-year ground leases with developers, creating a stable and predictable cash flow for NYCHA, so that we can rehabilitate our existing public housing buildings. The developers will finance, construct and operate the new buildings, but NYCHA still will own the land on which the new buildings are built.

No NYCHA resident will see a rent increase as a result of the new development. In no way will the relationship between NYCHA and current residents change. And no NYCHA employee will be out of work, or see increased work requirements, because of this plan.

And the plan will not move forward without continued engagement with residents and other stakeholders, or appropriate guidance and formal approval from our principal regulator, the U.S. Department of Housing and Urban Development (HUD).

I encourage you to read about the details of the plan at all eight locations in this special issue of the *Journal*, below on this page, and in the pullout section on pages 7-10. The details also are on our website at on.nyc.gov/landlease.

This plan presents NYCHA's single largest identifiable opportunity to generate tens of millions of dollars every year to reinvest in public housing – and the time to act is now. We look forward to working with you, and sharing more about the plan as it moves forward.


John B. Rhea

NYCHA's Land Lease Plan: An Overview

As described above in Chairman John Rhea's column, NYCHA's land lease plan will bring in private developers who will build affordable and market-rate housing and, in some cases, commercial, retail and community facilities, on NYCHA property. The funds generated by the leases will be used to keep NYCHA's buildings well-maintained. And this will be done with no public housing apartments demolished and no families displaced.

Because of the substantial unmet capital needs across NYCHA developments citywide today, the Authority focused on sites that can be developed under existing New York City zoning regulations, and that have the ability to generate revenue for NYCHA. As such, the eight developments chosen – shown at right – are in Manhattan south of 110th Street.

While all NYCHA residents will benefit from the funds NYCHA collects through the land lease plan, residents at the eight developments will have additional benefits, including:

- Preference for new low-income apartments (see side bar)
- Alternative power for elevators, heat and hot water during blackouts and other emergencies
- Construction and permanent job opportunities
- Enhanced security for NYCHA buildings

In addition, NYCHA will work to minimize the impact the new buildings may have on residents. NYCHA will continue to provide parking spaces for all NYCHA residents with a current legal parking permit at any developments where construction takes place in existing parking lots, both during and after construction. In developments where outdoor space is impacted, in most cases, there are other open spaces and play areas nearby. When possible, NYCHA will reconfigure part of its property to create replacement space. And any compactor yards affected will be relocated on NYCHA property.

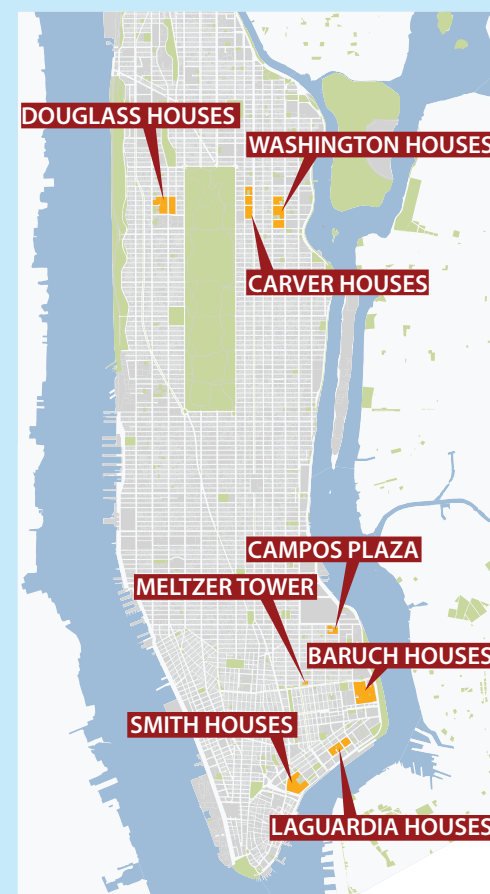
To learn more about NYCHA's land lease plan, see the special pullout section of this issue on pages 7-10, or go to its website at on.nyc.gov/landlease.

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Of the apartments expected to be created, 20 percent of them will be available to households at or below 60 percent of Area Median Income (AMI). The federal government uses AMI to determine how much a household can make in order to rent an affordable apartment – all of New York City has the same AMI. The requirement that 20 percent of the apartments in each building must be affordable will be permanent.

Maximum Allowable Income

| | |
|-----------|-----------|
| 1 person | \$ 36,120 |
| 2 persons | \$ 41,280 |
| 3 persons | \$ 46,440 |
| 4 persons | \$ 51,540 |



NYCHA Board Meetings



Notice hereby is given that the New York City Housing Authority's Board Meetings take place every other Wednesday at 10:00 a.m. in the Board Room on the 12th floor of 250 Broadway, New York, New York (unless otherwise noted). The remaining meetings for Calendar Year 2013 are as follows:

| | | | |
|----------|-----------|--------------|-------------|
| April 24 | July 3 | September 11 | November 6 |
| May 8 | July 17 | September 25 | November 20 |
| May 22 | July 31 | October 9 | December 4 |
| June 5 | August 14 | October 23 | December 18 |
| June 19 | August 28 | | |

Any changes to the schedule above will be posted here and on NYCHA's website at nyc.gov/nycha to the extent practicable at a reasonable time before the meeting.

These meetings are open to the public. Pre-registration at least 45 minutes before the scheduled Board Meeting is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

Copies of the Calendar are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary at 250 Broadway, 12th floor, New York, New York, no earlier than 3:00 p.m. on the Friday before the upcoming Wednesday Board Meeting. Copies of the Disposition are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary no earlier than 3:00 p.m. on the Thursday after the Board Meeting.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting should contact the Office of the Corporate Secretary at **212-306-6088** no later than five business days before the Board Meeting. For additional information, please visit NYCHA's website or call **212-306-6088**.

Check out NYCHA's Facebook page!

Got a web-enabled smartphone? Now you can access NYCHA's Facebook page and bonus content in this issue by scanning or taking a snapshot of the QR codes. The QR code for NYCHA's Facebook page is on the right.

Step 1: Download a QR code scanner application from your phone's marketplace (many of these "apps" are free to download). **Step 2:** Point your phone's camera at the QR image.



All NYCHA Parking Lots Converting to Reserved Spaces

As part of NYCHA's efforts to improve customer service and cover rising expenses, the Authority recently made changes to its resident parking program. NYCHA is in the process of upgrading all non-reserved parking lots to reserved lots. Parking lots have been repainted with spacing lines and numbers making parking spaces easily identifiable.

The Greystone Company, in partnership with NYCHA's

Parking Administration Unit, now administers and issues parking permits for NYCHA residents and employees, and manages enforcement of unauthorized use of NYCHA parking lots. These changes to the Resident Parking Program will help ensure cleaner and safer parking lots for all residents, by streamlining the permit application process, enhancing parking permits so they clearly identify legally parked vehicles and providing consistent en-

forcement to prevent unlawfully parked vehicles.

Rates for residents in the converted developments will match those in existing reserved parking developments – \$340, or \$272 for handicapped and seniors. These changes are part of Plan NYCHA, the Authority's five year plan to preserve public housing.

Residents with questions can contact Greystone Customer Service at **212-268-9418** or **GreystoneParkingServices@greystone.com**, or go to NYCHA's website at www.nyc.gov/nychaparking.

NYCHA Eliminates Nearly 113,000 Repair Work Orders from Its Backlog

NYCHA Staff surpass April 1 target by more than 5,700 work orders

NYCHA continues to reduce its number of open work orders – it now is less than 310,000 as of April 1, down from a peak of more than 420,000. The reduction is a result of NYCHA's Maintenance and Repair Action Plan to improve its efficiency and eliminate the backlog by the end of 2013. The decrease of approximately 113,000 work orders puts NYCHA well ahead of its original previous forecast, by more than 5,700 work orders.

NYCHA significantly has

improved its ability to close outstanding work requests following implementation of its Action Plan. While some parts of the Action Plan still need to be put in place, NYCHA has added more than 500 additional workers since January to support the work order reduction plan. NYCHA added 176 workers in 2012 for maintenance and repair through an allocation of \$10 million from the City Council. NYCHA also improved its performance management systems, the availability of materials, and work order coordination and planning; and modified its work management system, along with other process improvements.

The Authority's ultimate goal is to respond to corrective maintenance requests within an average of seven days, and to complex maintenance requests within an average of 15 days. Emergency repairs will continue to be handled within 24 hours. As of April 1, several functional areas are meeting these planned service levels. As NYCHA continues to implement the Action Plan throughout the year, residents will begin to see shorter wait times for work in their apartments.

NYCHA will continue to provide regular progress updates on this initiative on its website, www.nyc.gov/nycha.

New York City Housing Authority Fair Housing Non-Discrimination Policy

April is Fair Housing Month. NYCHA is a equal opportunity provider of fair housing. NYCHA's Fair Housing Non-Discrimination Policy can be read on NYCHA's website at on.nyc.gov/XSOPWv.

Persons with allegations of housing discrimination may contact or visit the Department of Equal Opportunity from 8:30 a.m. to 5:00 p.m., Monday through Friday at: 250 Broadway, 3rd floor, New York, NY 10007; **212-306-4468**, TTY **212-306-4845**.

Comments? Questions? E-mail Journal@nychanyc.gov.

NYCHA Removes Sidewalk Sheds

NYCHA has started an initiative to remove sidewalk sheds across the city, when conditions are safe enough to allow it. Below is a list of developments where sheds have been taken down since late 2012. Be sure to read the next issue of the *Journal* for more detailed coverage.

| Borough | Development |
|-----------|-------------------------------------|
| Bronx | Bailey Avenue |
| Bronx | Boston Secor Houses |
| Bronx | Davidson |
| Bronx | East 180th Street - Monterey Avenue |
| Bronx | Forest |
| Bronx | Melrose Houses |
| Bronx | Morris Houses II |
| Bronx | Twin Parks West 1 & 2 |
| Brooklyn | Breukelen |
| Brooklyn | Saratoga Village |
| Brooklyn | Sumner |
| Manhattan | Lincoln |
| Manhattan | Wilson |
| Queens | Redfern |



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Planting Seeds of Knowledge



NYCHA resident gardeners learn about how to can their own food at the 11th Annual NYCHA Grows with Its Gardeners conference on March 15, 2013.

By Howard Silver

Seeds of knowledge and much more were shared with resident gardeners preparing to beautify their developments and the city at the 11th Annual NYCHA Grows with Its Gardeners conference, held at the James Weldon Community Center in Manhattan on March 15. For many experienced gardeners, this rite of spring gathering is a time to get new information at workshops from NYCHA's expert gardening partners, as well as some basic reminders.

"This year I learned a lot about the importance of mulch," said Marian Dolphus, a resident of South Jamaica Houses in Queens, who has been gardening since 1975 and has won 16 NYCHA gardening competitions. "Using mulch can mean less watering and less work."

Among the information shared: don't transplant seedlings until at least four leaves have grown; when pruning your plants, cut just above a bud or branch for denser growth; fill plastic water bottles and place them around young plants to

create a wall of heat. Lindella Summers, whose family lives in Farragut Houses in Brooklyn, already knew about the "how tos" of canning, but was reminded to sterilize the jars and equipment so bacteria cannot form. After canning, "wait at least 30 days for the best flavor," she was advised.

First-time gardener Lester Bergamin, who lives in St. Nicholas Houses in Manhattan, was thinking that with the new Harlem Children's Zone school opening across the street from his development, "it makes sense to have a garden [there] so children can see the community involved in something positive." Mr. Bergamin was at the conference to get basic information about how to get his garden started.

During opening remarks, NYCHA Board Member and Environmental Coordinator Margarita López asked Green City Force trainees and alumni – young NYCHA residents who train for careers in energy sustainability and work to help reduce NYCHA's energy expenses – to come forward for rousing

applause. Recognizing the many experienced gardeners, Commissioner López remarked, "You have the wisdom of age – and they have the energy of youth. Those two things grouped together can help save public housing."

Coming in small groups from developments across the five

boroughs, the more than 500 excited residents showed how gardens also grow friendships and strengthen communities. In addition to attending workshop sessions by gardening experts, residents visited exhibition tables offering free and low-cost garden-related resources and information.

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THE NYCHA NOT WANTED LIST

Below is a partial list of names of individuals who have been excluded permanently from NYCHA's public housing developments. This list keeps residents informed of the Authority's ongoing efforts to improve the quality of life for New Yorkers in public housing and to allow for the peaceful and safe use of its facilities. The full list can be viewed at on.nyc.gov/nychanotwanted. The following are the people, with their former addresses, excluded as of September 27-November 14, 2012.

Prohibited as of September 27, 2012

Freddie Jaiman Betances I Houses, 540 East 144th Street, Apt. 4B, Bronx

Prohibited as of October 3, 2012

Felix Castrillon Richmond Terrace Houses, 61 Jersey Street, Apt. 4J, Staten Island

Ralph Drake Forest Houses, 1020 Trinity Avenue, Apt. 2B, Bronx

Hassan Folks Long Island Baptist Houses, 398 Sheffield Avenue, Apt. 4K, Brooklyn

Ebony Kennedy Long Island Baptist Houses, 398 Sheffield Avenue, Apt. 4K, Brooklyn

Julio Vina Forest Houses, 1000 Trinity Avenue, Apt. 5F, Bronx

Prohibited as of October 10, 2012

Christian Diaz Marcy Houses, 587 Park Avenue, Apt. 5B, Brooklyn

Gregory Roberts Gowanus Houses, 198 Bond Street, Apt. 11G, Brooklyn

Prohibited as of October 17, 2012

Louis Benton Marlboro Houses, 63 Avenue W, Apt. 6H, Brooklyn

Jeremiah Fontanez Holmes Towers Houses, 1780 First Avenue, Apt. 13E, Manhattan

Prohibited as of October 24, 2012

Dillard Burney Linden Houses, 215 Wortman Avenue, Apt. 2H, Brooklyn

Javier Estrella Riis Houses, 178 Avenue D, Apt. 10A, Manhattan

Raymond Gressman Lafayette Houses, 456 DeKalb Avenue, Apt. 18C, Brooklyn

Kareem Jones Marcy Houses, 584 Park Avenue, Apt. 4A, Brooklyn

Jermel Mangum Baruch Houses, 90 Columbia Street, Apt. 8B, Manhattan

Edwin Mendoza Adams Houses, 680 Tinton Avenue, Apt. 10A, Bronx

Horace Nolan Douglass Houses, 865 Amsterdam Avenue, Apt. 16C, Manhattan

Raymond Torres Bushwick/Hylan Houses, 869 Flushing Avenue, Apt. 14D, Brooklyn

Prohibited as November 14, 2012

Juan Avila a/k/a Juan Carlos Avila Butler Houses, 1368 Webster Avenue, Apt. 14K, Bronx

Earl Mcleod Armstrong Houses, 499 Gates Avenue, Apt. 3A, Brooklyn

William Riddick Johnson Houses, 1810 Lexington Avenue, Apt. 1C, Manhattan

West Nile Virus Mosquito Treatment

The New York City Housing Authority will be treating all of the catch basins located on Housing Authority developments to reduce the mosquito population in an effort to minimize the transmission of the West Nile Virus. These treatments will take place between May and September 2013.

One or more of the following pesticides will be used:

Vectorex CG, EPA Reg. No. 73049-20, Toxicity Category – "Caution" Summit B.i.i. Briquets, EPA Reg. No. 6218-47, Toxicity Category – "Caution" Altosid XR, EPA Reg. No. 2724-421, Toxicity Category – "Caution"

Contact names and numbers for this application are;

NYC Housing Authority:

Ray Gamble, Administrator, 718-707-5306 available from 9 am – 5 pm

Jamal Rashid, Technical Resource Advisor, 718-707-5808 available from 8 am – 4 pm

NYS Dept. of Environmental Conservation, Region 2, Bureau of Pesticide Management – 718-482-4994

National Pesticide Telecommunications Network – 1-800-858-PEST

Inquiries concerning symptoms of pesticide poisoning should be directed to the Poison Control Center

1-800-222-1222

NYCHA Teen Had Extreme Trip to School

Former Ocean Bay resident spent five hours a day going to and from Rockaways to Bronx Science

By Eric Deutsch

New Yorkers often complain about their daily commutes, crammed into subways, buses and trains for what can seem like an eternity. But few have as long and complicated a commute as Santiago Muñoz, a freshman at the Bronx High School of Science, had when he lived at Ocean Bay-Bayside Houses in Queens. With the A train still out of service to the Rockaways since Hurricane Sandy, Mr. Muñoz took two buses to get to the nearest A train stop, transferred to the 4 train, and then walked 10 minutes to get to school. It added up to two and a half hours, twice a day.

"I mostly fall asleep or study or do my homework," he said. "The problem is that most of my homework is on the internet so I still have to do it when I get home."

Mr. Muñoz and his family since were transferred with the assistance of NYCHA's Family Services Department to a Brooklyn development that is much closer to his school and cut one hour each way off of his trip.

The uniqueness of Mr. Muñoz' daily trip to school garnered international attention. The United Nations Educational, Scientific and Cultural Organization (UNESCO) put together an



Santiago Muñoz is featured in an exhibit about children from around the world who have challenging commutes to school by the United Nations Educational, Scientific and Cultural Organization (UNESCO). Photo credit: Bryan Derballa / Sipa.

exhibit on children from around the world who have challenging commutes to school. When it contacted his school to identify such a student, Mr. Muñoz' name came up. And now he is featured in the exhibit, currently on display at UN headquarters.

"They told me I have the longest commute, but at least I'm safe and comfortable compared to the others," Mr. Muñoz said. "There is a kid who rides a donkey every day. There is a kid in Alaska where it's freezing and dark and he rides a snowmobile every day."

A photographer rode along with Mr. Muñoz one day in January to take photographs of him during his trip. The same was done with students in 18 different countries. "It's good because

it really shows how kids around the world have to go through different situations to get a good education," the 14-year-old said.

Even when the A train was running, Mr. Muñoz' trip lasted one hour and 45 minutes. But he kept everything in perspective. "I have a dad who works really hard and long hours to do his best for us, and my mom works hard too. The way I can repay them is by getting a good education," Mr. Muñoz said.

The UNESCO exhibit "Journeys to School" currently is on display in the United Nations Headquarters Visitors' Lobby, in Main gallery A and B, through April 30. The photos of Santiago Muñoz and the other children featured in the exhibit can be seen at bit.ly/16xENou.



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These “help-lines” are available 24 hours a day/seven days a week and also offer help with drug addiction. Information shared is kept confidential. For more information on alcohol and drug addiction, go to www.ncadd.org.

Public Housing and Section 8 Application Now Available Online

As part of NYCHA’s goal to continue to improve its customers’ experience, it launched an online version of the public housing application. The NYCHA Housing Application Self Service Portal allows New York City residents to apply for public housing or a Section 8 voucher* online and check the status of a current housing application. Excelling in customer service is one of the imperatives of Plan NYCHA, the five-year roadmap to preserve public housing.

Once applicants register on the portal, they can view their current application status; and if applicable, view

their eligibility interview date or Section 8 briefing date, confirm eligibility, verify certification to a development waiting list and verify Housing Choice Voucher status. To access the page, go to NYCHA’s website at www.nyc.gov/nycha and choose ‘Applying for Public Housing’ on the left side menu.

**The Section 8 waiting list currently is closed; NYCHA currently only is accepting public housing applications. Due to application sensitivity, applicants that are Victims of Domestic Violence or Intimidated Witness cannot obtain their application status using the Self Service Portal.*

Manhattan District Attorney and NYPD Bust Gangs at NYCHA Developments

More than 60 members of three gangs at Johnson, Lehman and Taft Houses in Manhattan were indicted on April 4, for numerous alleged crimes committed since 2009. The rival gangs were engaged in revenge shootings and a turf war at the three developments that are next to each other in East Harlem, including three murders and more than 30 shootings, as well as assaults, firearms possession and gun trafficking.

Speaking at the news conference to announce the indictments, NYCHA General Manager Cecil House said, “This is a huge step forward in ensuring the safety and security of the thousands of children, seniors and families that live in our developments, which is a top priority for the Authority. As part of Plan NYCHA, our strategic roadmap for providing safe and secure housing, NYCHA has been working to create neighborhoods where residents, employees and



NYCHA General Manager Cecil House joined Manhattan District Attorney Cyrus Vance, Jr., and NYPD officials on April 4, 2013, to announce the indictment of 63 gang members for activity on NYCHA property.

their visitors can feel safe.”

NYCHA continues to work closely with law enforcement to ensure the safety and security of residents at every development across the city. Manhattan District Attorney Cyrus R. Vance, Jr., said, “Forced to live among this senseless violence is the silent

majority – innocent families who live in fear of getting shot while trying to go about their daily lives. These cases are a part of my Office’s ongoing efforts, working with the NYPD, to strategically target areas that claim a highly disproportionate share of violence in Manhattan.”

Discounted Citi Bike Memberships Available Soon for NYCHA Residents

This spring, New York City will have a brand new bike share system. It’s called Citi Bike, and it will make thousands of bicycles available 24/7 to anyone who purchases an annual membership or short-term pass. Citi Bikes will live at self-service stations in Manhattan and Brooklyn, including some convenient to NYCHA developments. Citi Bikes are sturdy and comfortable, and are perfect for short trips. Want to avoid

a long walk to the subway station? Take a Citi Bike instead.

Citi Bike is working hard to make sure that this new transportation option is affordable for all New Yorkers. In fact, NYCHA residents get a full year of Citi Bike access for \$60 (regular price: \$95); just enter a special discount code when purchasing your annual membership online. Annual membership includes unlimited

45-minute bike rides. Rides longer than 45 minutes will have overtime fees.

Check out www.citibikenyc.com for more information on the Citi Bike system. Discount membership details will be available soon at

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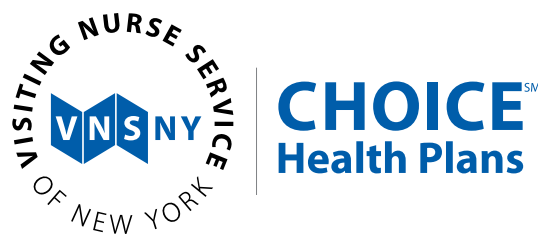
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*January 2012 VNSNY CHOICE membership data

Land Lease Opportunity to Preserve Public Housing

Baruch Houses

Bernard M. Baruch Houses, the largest NYCHA development in Manhattan, has 17 buildings with an estimated 5,367 residents. It opened in 1959. Baruch Houses has a \$251 million unmet need for capital improvements over the next five years, and Baruch Addition has a \$13 million unmet need for capital improvements over the next five years.



A resident speaks during the Baruch Houses public meeting on March 18, 2013.

Proposed Development on Land Lease Sites

(All numbers are approximate)

405 New Apartments

East Houston Street Site

- ▶ Site Area: 26,200 square feet
- ▶ New Construction: 350,000 square feet of Residential Floor Area

Current Use on Land Lease Site

- ▶ 54 Parking Spaces

The proposed location at Baruch Houses is on East Houston Street.



Campos Plaza I and II

Pedro Albizu Campos Plaza I and II has an estimated 1,219 residents living in four buildings. Campos Plaza I opened in 1979 and Campos Plaza II opened in 1983. Campos Plaza I and II have \$27.2 million of unmet capital needs over the next five years.



Part of the location where the new building would be constructed at Campos Plaza currently is a basketball court.

Proposed Development on Land Lease Sites

(All numbers are approximate)

97 New Apartments

East 12th Street Site

- ▶ Site Area: 26,122 square feet
- ▶ New Construction: 90,000 square feet of Residential Floor Area

Additional Benefit for Campos Plaza Residents

- ▶ Central Plaza redesign with resident input

Current Uses on Land Lease Site

- ▶ 45 Parking Spaces
- ▶ Compactor Yard
- ▶ Basketball and Handball Courts

The proposed location at Campos Plaza is on East 12th Street.



Land Lease Opportunity to Preserve Public Housing

Carver Houses

George Washington Carver Houses has an estimated 2,723 residents living in 13 buildings. It opened in 1958. Carver Houses has a \$41 million unmet need for capital improvements over the next five years.



This parking lot at Carver Houses covers most of the land where the Madison Avenue location would be.

Proposed Development on Land Lease Sites

(All numbers are approximate)

262 New Apartments

Madison Avenue Site

- ▶ Site Area: 14,000 square feet

Park Avenue Site

- ▶ Site Area: 23,000 square feet

Proposed New Construction on Land Lease Sites

- ▶ 242,000 square feet of Residential Floor Area
- ▶ 500,000 square feet of Revenue Generating Community Facility Floor Area, for example medical or educational facilities

Current Use on Land Lease Sites

- ▶ 117 Parking Spaces

The proposed locations at Carver Houses are on East 102nd Street, one on Madison Avenue and one on Park Avenue.

Douglass Houses

Frederick Douglass Houses has 17 buildings and an estimated 4,588 residents. It opened in 1958. Douglass Houses has a \$192 million unmet need for capital building improvements over the next five years.



NYCHA Board Member Margarita López (far left) leads the public meeting held at Douglass Houses on March 21, 2013.

Proposed Development on Land Lease Sites

(All numbers are approximate)

794 New Apartments

Manhattan Avenue Site

- ▶ Site Area: 19,000 square feet
- ▶ New Construction: 340,000 square feet of Residential Floor Area

West 100th Street Site

- ▶ Site Area: 18,750 square feet
- ▶ New Construction: 220,000 square feet of Residential Floor Area

West 104th Street Site

- ▶ Site Area: 16,000 square feet
- ▶ New Construction: 175,000 square feet of Residential Floor Area

Current Use on Land Lease Sites

- ▶ 198 Parking Spaces

The proposed locations at Douglass Houses are on Manhattan Avenue, West 100th Street and West 104th Street.



Land Lease Opportunity to Preserve Public Housing

LaGuardia Houses

Mayor Fiorello H. LaGuardia Houses has nine buildings with an estimated 2,596 residents. It opened in 1957. LaGuardia Houses has a \$79 million unmet need for capital building improvements over the next five years.



Residents at LaGuardia Houses had the chance to learn about the plan at the public meeting held on March 12, 2013.

Proposed Development on Land Lease Sites

(All numbers are approximate)

276 New Apartments

Madison Street Site

- ▶ Site Area: 9,000 square feet
- ▶ New Construction: 135,000 square feet of Residential Floor Area

Rutgers Street Site

- ▶ Site Area: 7,500 square feet
- ▶ New Construction: 120,000 square feet of Residential Floor Area

Current Uses on Land Lease Sites

- ▶ 48 Parking Spaces
- ▶ Compactor Yard

The proposed locations at LaGuardia Houses are on Madison Street and Rutgers Street.



Meltzer Tower

Judge Max Meltzer Tower is a 20-story building exclusively for seniors with an estimated 246 residents. It opened in 1971. Meltzer Tower has a \$10.5 million unmet need for capital building improvements over the next five years.



Part of the new building at Meltzer Tower would be built on land that currently is an outdoor seating area.

Proposed Development on Land Lease Sites

(All numbers are approximate)

97 New Apartments

East 1st Street Site

- ▶ Site Area: 13,000 square feet
- ▶ New Construction: 121,500 square feet of Residential Floor Area
- ▶ 18,500 square feet of Commercial Floor Area

Current Use on Land Lease Site

- ▶ Landscaped Seating Area

Additional Benefit for Meltzer Tower Residents

- ▶ Redesigned Central Plaza with resident input

The proposed location at Meltzer Tower is on East 1st Street.



Land Lease Opportunity to Preserve Public Housing

Smith Houses

Governor Alfred E. Smith Houses in Manhattan has an estimated 4,316 people living in 12 buildings. It opened in 1953.

Smith Houses has a \$227 million unmet need for capital improvements over the next five years.



A resident at Smith Houses asks a question during the public meeting held on March 20, 2013.

Proposed Development on Land Lease Sites

(All numbers are approximate)

1,151 New Apartments

South Street Site

- ▶ Site Area: 55,000 square feet
- ▶ New Construction: 700,000 square feet of Residential Floor Area

Robert F. Wagner Place Site

- ▶ Site Area: 19,000 square feet
- ▶ New Construction: 365,000 square feet of Residential Floor Area

Current Uses on Land Lease Sites

- ▶ 116 Parking Spaces
- ▶ Garbage Compactor Yard
- ▶ Paved Baseball Field and Basketball Court

The proposed locations at Smith Houses are on Robert F. Wagner Place and South Street.



Washington Houses

President George Washington Houses has 14 buildings and an estimated 3,479 residents. It opened in 1957.

Washington Houses has a \$52 million unmet need for capital improvements over the next five years.



A resident speaks during the Washington Houses public meeting on March 14, 2013.

Proposed Development on Land Lease Sites

(All numbers are approximate)

919 New Apartments

Third Avenue and East 99th Street Site

- ▶ Site Area: 57,000 square feet
- ▶ New Construction: 500,000 square feet

East 99th Street Site

- ▶ Site Area: 16,000 square feet
- ▶ New Construction: 350,000 square feet

Current Uses on Land Lease Sites

- ▶ 36 Parking Spaces
- ▶ Union Settlement Community Center
- ▶ Centerlight Health Care
- ▶ Landscaped Area
- ▶ Note: NYCHA will relocate current occupants (Union Settlement Community Center and Centerlight Health Care) within Washington Houses or a neighboring NYCHA development with minimal disruption to services.

The proposed locations at Washington Houses are on East 99th Street, one on Third Avenue and one in between Second and Third Avenue.

