



Introduction to NextGeneration NYCHA at Morrisania Air Rights

Resident Engagement Meeting 1
Real Estate and Community Development
January 17, 2017

Meeting Guidelines

- Let's hear from everyone
- No interruptions
- Treat everyone with respect
- Respect different opinions
- Speaker slips are available to register for the open comment time at the end of the presentations

Meeting Agenda

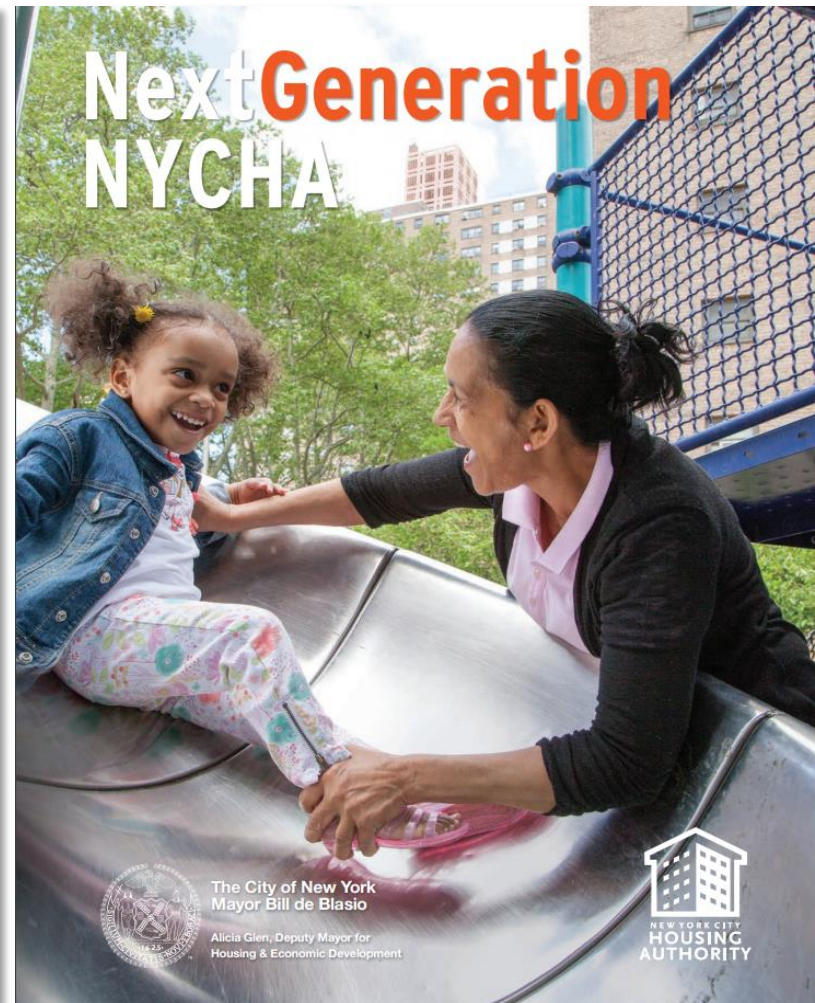
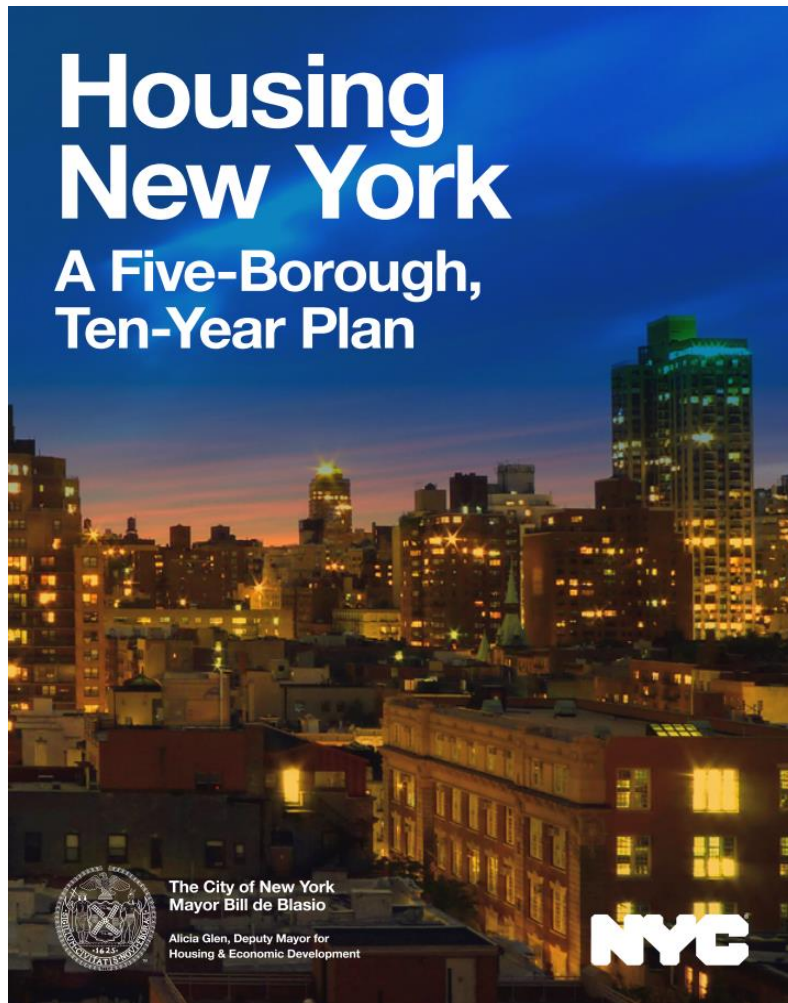
- **NextGen NYCHA 100% Affordable Housing**
- Affordable Housing at Morrisania
- Resident Engagement
- Timeline

NextGen NYCHA 100% Affordable Housing

In 2014, **55% of all NYC renters** were paying **a third or more of their income** for their housing.

[Furman Center Report, 2016]

NextGen NYCHA 100% Affordable Housing



NextGen NYCHA 100% Affordable Housing

Fund

- 1) Secure relief from PILOT
- 2) Improve collection of resident rent and fees
- 3) Lease ground floor spaces
- 4) Reduce central office costs

Operate

- 5) Transform to digital organization
- 6) Localize property management
- 7) Pursue comprehensive sustainability agenda
- 8) Increase safety and security

(Re)Build

- 9) Refine capital planning strategy
- 10) Provide land to support creation of affordable housing units
- 11) Use HUD programs to preserve units
- 12) Adopt design excellence practices

Engage Residents

- 13) Transform from direct service provision to a partnership model
- 14) Leverage philanthropic dollars through a 501(c)(3)
- 15) Connect residents to quality employment

Goal of the 100% Affordable Housing Program:

CREATE AFFORDABLE HOUSING ON UNDERUTILIZED LAND.

Through this Program:

- Current residents will have a preference for the new apartments, but no residents will be displaced.
- NYCHA will not sell the land, it will ground lease it and the developer will own and operate the building.
- NYCHA will not pay for any part of the construction, operation, or maintenance of the new building.
- The program and new building does not generate substantial revenue for repairs or capital investments.
- New buildings will integrate with existing NYCHA buildings and may include upgrades to exterior areas nearby.

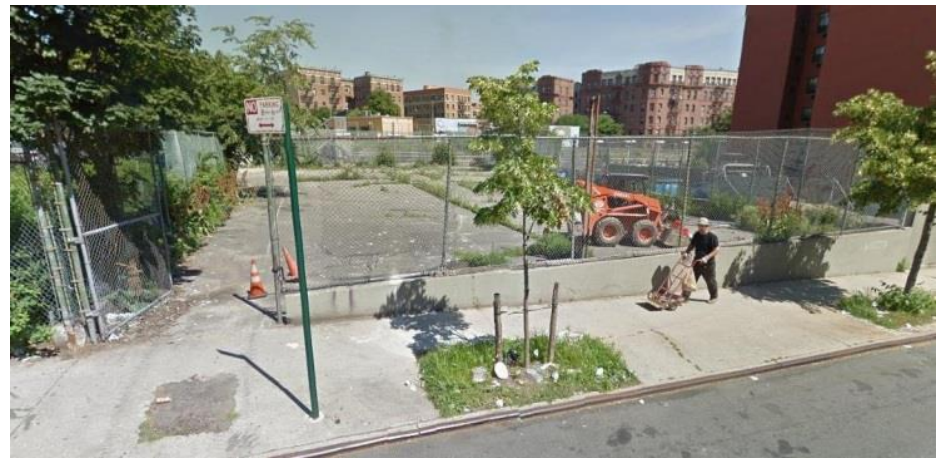
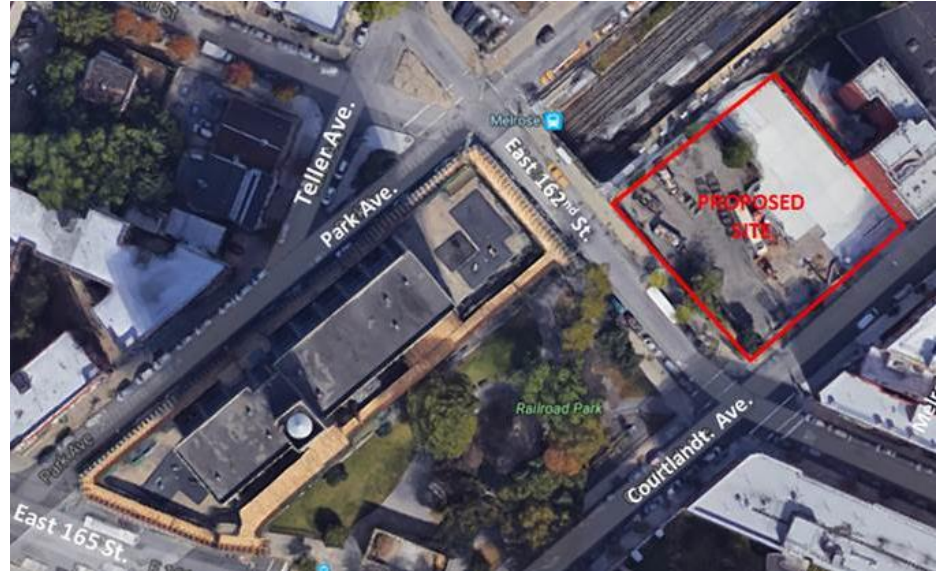
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Affordable Housing at Morrisania

Proposed New Building:

- 100-200 new units
- 100% affordable and supportive apartments
- Building on the site of the vacant lot on corner of East 162nd & Courtlandt



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Resident Engagement

Goals:

- Inform residents of the planned development.
- Create a summary document of resident preferences and concerns (*aka* the Community Visioning Summary)



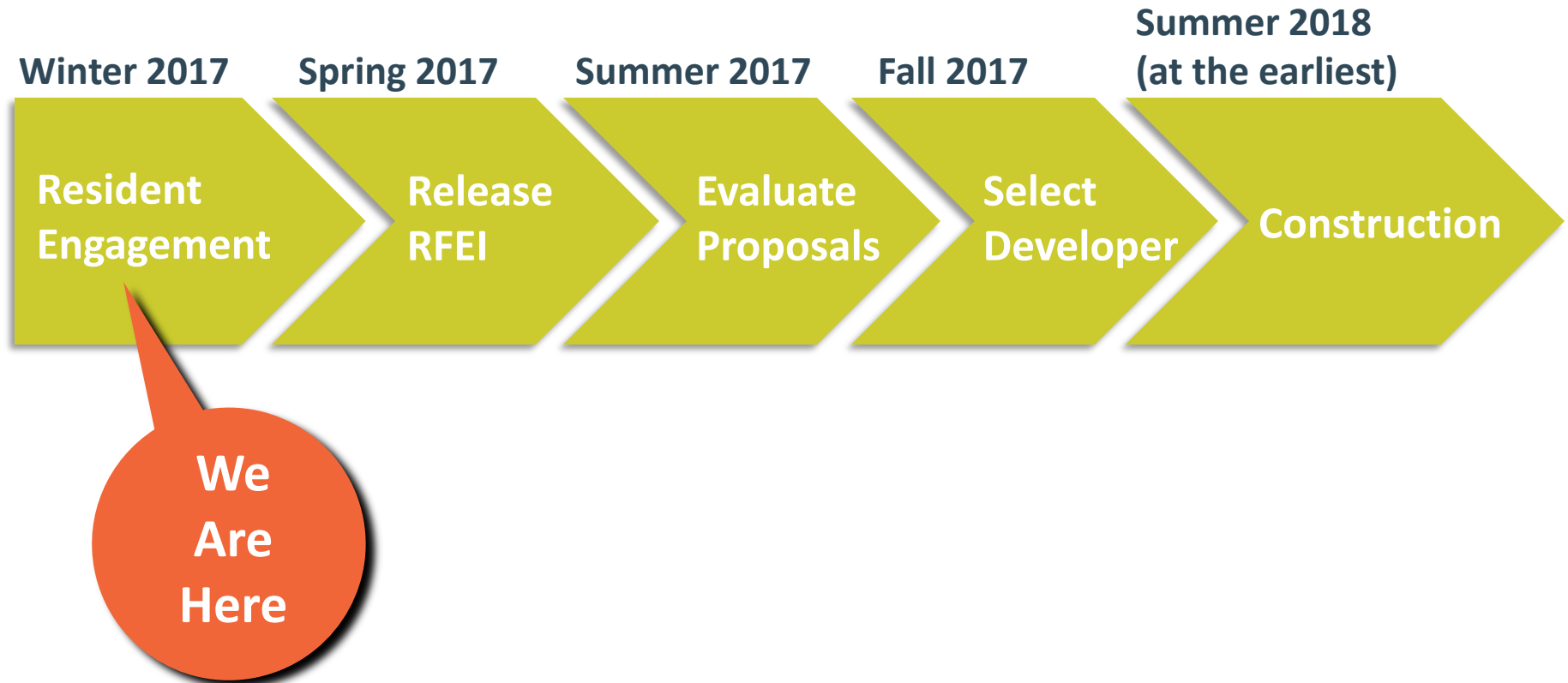
Resident Engagement



Meeting Agenda

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Timeline



Resident Engagement

Schedule:

Meeting 1: Introduction

Jan 17, 2017- Melrose Classic Center - 286 East 156th Street
6:30pm

Meeting 2: Resident Visioning Workshop

Feb 7, 2017- Melrose Classic Center - 286 East 156th Street

Session 1: 11:00 am

Session 2: 6:30 pm

Meeting 3: Recap and Next Steps

March 7, 2017- Melrose Classic Center - 286 East 156th Street
6:30pm



Thank You

See you at the
Resident Visioning Workshop

Feb 7, 2017 (2 sessions)

Session 1: 11:00 am

Session 2: 6:30 pm

QUESTIONS & ANSWERS

Next Meeting:

Resident Visioning Workshop

Feb 7, 2017 (2 sessions)

Session 1: 11:00 am

Session 2: 6:30 pm

This presentation is available online in English and Spanish at:

www.nyc.gov/nycha