



# Introduction to NextGeneration NYCHA at Sumner Houses

**Resident Engagement Meeting 1**  
**Real Estate and Community Development**  
**January 12, 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

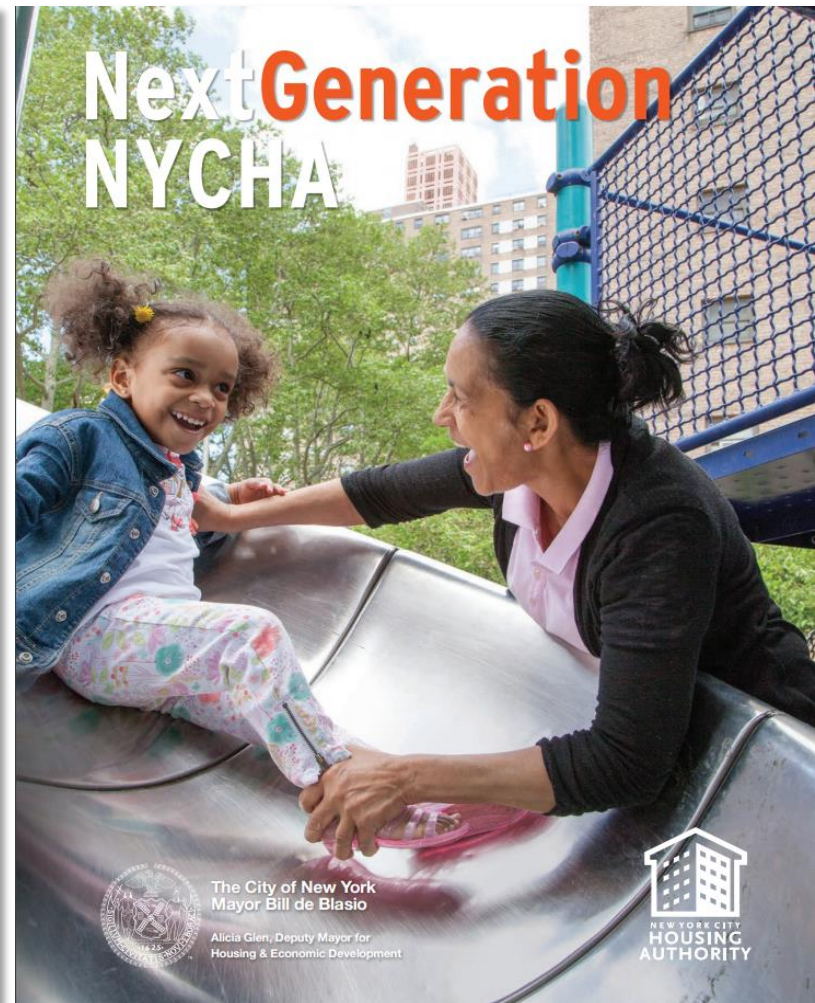
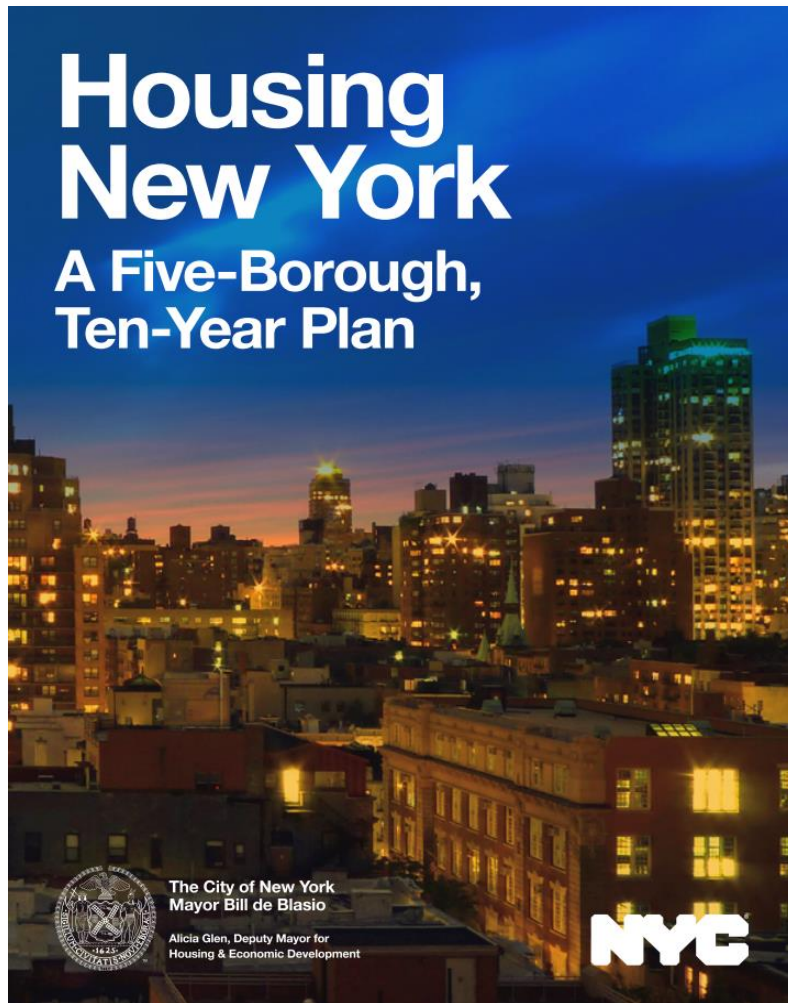
# Meeting Agenda

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

# NextGen NYCHA 100% Affordable Housing

**43%** of households in Bed-Stuy are paying more than half of their monthly income for their rent.

# 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

# NextGen NYCHA 100% Affordable Housing

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 does not pay for the new building and 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 Sumner Houses

## 2012 Resident Association preferences:

- New housing to be for low-income seniors
- Include a senior or recreation center for all Sumner residents
- Residents input on any new commercial or retail space
- Buildings no taller than existing Sumner buildings

## Residents Association concerns:

- Environmental impacts of the new building
- Displaced parking
- Waste disposal

# Affordable Housing at Sumner Houses

## Proposed New Building:

- 120-200 new apartments
- 100% affordable
- One of two possible locations (Lewis Ave. or Marcus Garvey)



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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 Vision document)



# Resident Engagement



# Resident Engagement

## Schedule:

### **Meeting 1: Introduction**

January 12, 2017, 6:30pm - P.S. 59 (211 Throop Avenue, Brooklyn, NY 11206)

### **Meeting 2: Resident Visioning Workshop**

Two Sessions:                      Jan 26, 2017, 6:30pm - P.S. 59  
   Feb 9, 2017, 6:30pm - P.S. 59

### **Meeting 3: Recap and Next Steps**

March 2, 2017, 6:30pm - P.S. 59

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# Timeline



# QUESTIONS & ANSWERS

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**Resident Visioning Workshop**

Two Sessions:  
Jan 26, 2017- P.S. 59  
Feb 9, 2017- P.S. 59

This presentation is available online in English and Spanish at:  
[www.nyc.gov/nycha](http://www.nyc.gov/nycha)



# Thank You

See you at the  
**Resident Visioning Workshop**

Two Sessions:

Jan 26, 2017- P.S. 59

Feb 9, 2017- P.S. 59