

Affordable Housing coming to Boerum Hill

110 3rd
Ave



153
Nevins
St



July 18, 2023

RFP Overview for NYCHA TAs

NYCTM

Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

Agenda

- 1. Project Overview and Goals**
- 2. Community Engagement**

1.

Project Overview and Goals

572-574
Warren
NYCHA

Gowanus Canal

Wyckoff
Gardens
NYCHA

Gowanus
Houses
NYCHA

Wyckoff St

110 3rd
Ave

R7D/C2-4
7,200 SF

R7A
11,500 SF

153
Nevins
St

Boerum
Hill
Historic
District

3rd Ave
[NARROW - 70']

98
3rd Ave
Rezoning

280
Bergen
Rezoning
(Ulano)

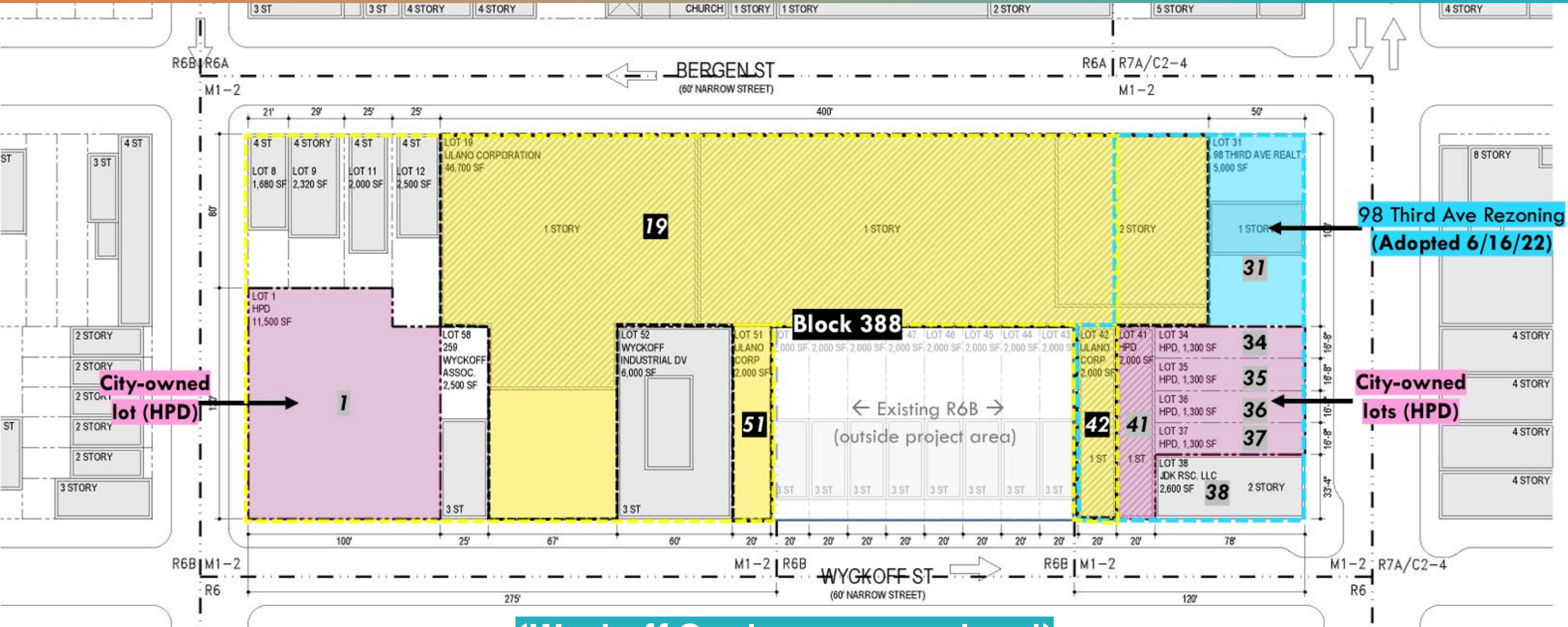
Nevins St
[NARROW - 60']

Bergen St

Barclays

Downtown BK

2022 Rezoningings



(Wyckoff Gardens – we are here!)

Development Parcels



Site Photos

3rd Ave and Wyckoff St



Relationship to NYCHA Wyckoff Gardens Campus



Nevins St Site



3rd Ave Site

Nevins St

vs.

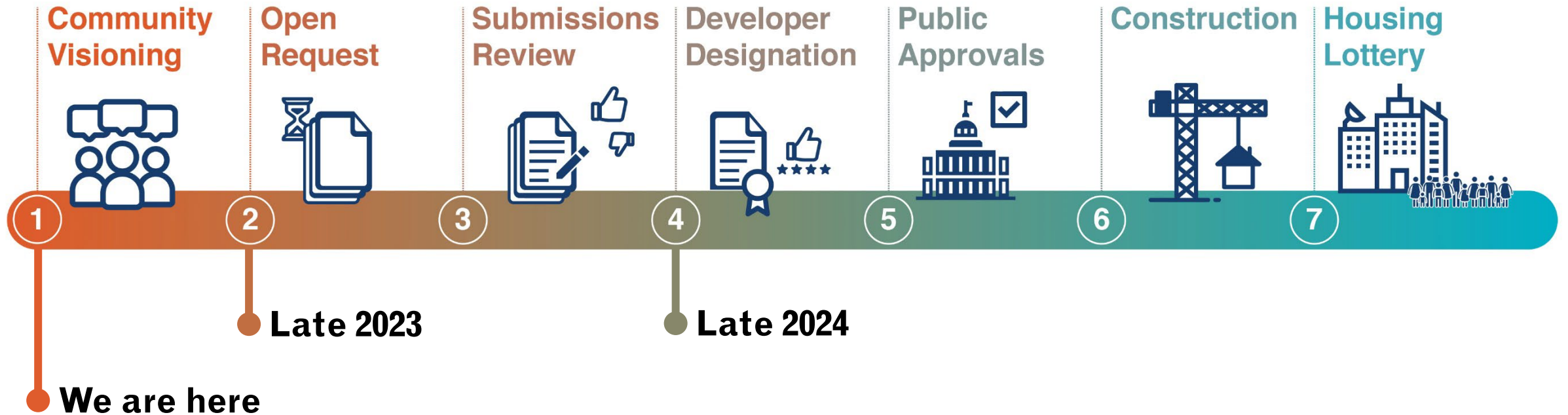
3rd Ave



Project Goals Summary

- 100% affordable housing, approx. 125 units
- CB2/CB6 community preference (per policies in effect at the time of marketing)
- Release RFP by 12/31/23, designate developer within 12 months
- One site senior housing
- Other site deeply affordable family units
- Preference for projects with larger set-asides for:
 - Extremely low- and very low-income (ELI/VLI) households
 - Formerly homeless households.

Development Process



2.

Community Engagement

Community Engagement Commitments

- **NYCHA Tenant Associations**

- Wyckoff Gardens
- Gowanus Houses
- 572-574 Warren Street

- **Community Boards**

- CB2 (contains sites)
- CB6 (across the street)

- **Boerum Hill Association** and other civics and local orgs.

- **Councilmember Restler** and future councilmember



Community Engagement Strategies

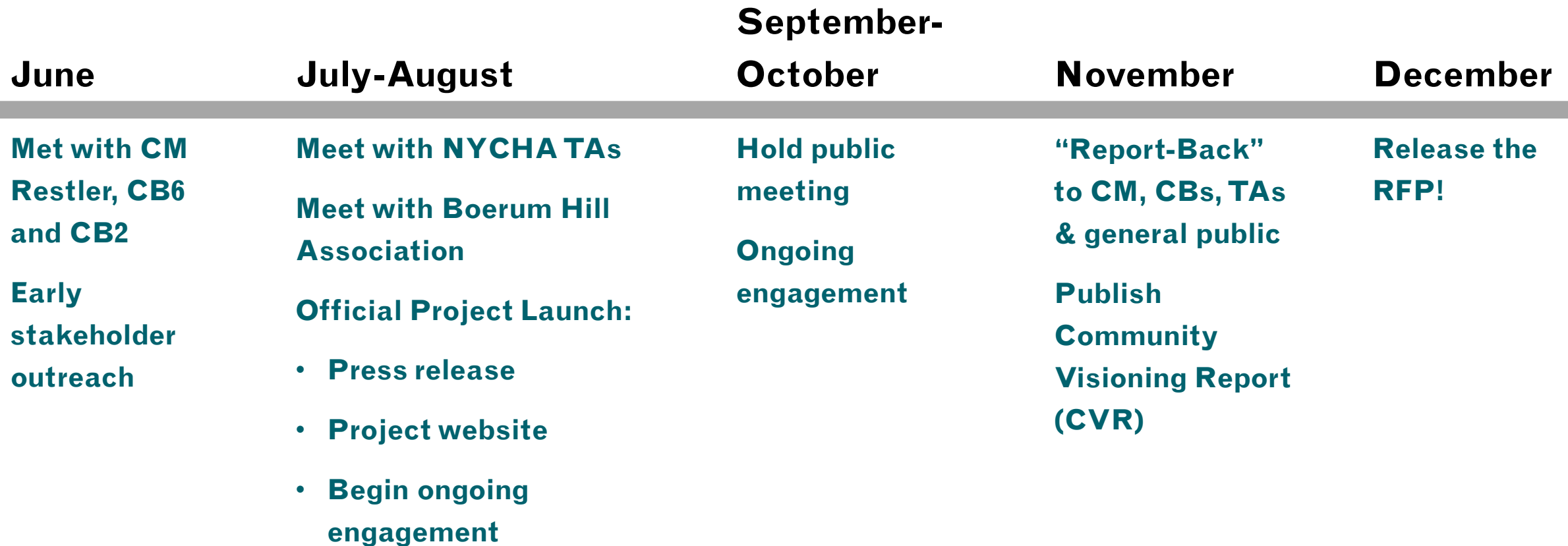
Goal: spread the word about how to get involved and create ways for community members to participate in a variety of ways

- Outreach to local orgs and associations
- Tabling at community events, greenmarkets, family days, block parties, and more!
- Project website and questionnaire
- Flyering, social media, email blasts
- Public meeting or workshop
- Paper versions of all materials to distribute at all meetings/events

Community Engagement Report-Back Meeting

- **Present to local stakeholders, open to the public**
- **Summary of public input including priorities identified**
- **All feedback will be drafted into a Community Visioning Report (CVR) which will be attached to the RFP**
 - Development teams are partly scored on their thoughtful response to community feedback via the CVR

Community Engagement 2023 Timeline



Collaboration with the NYCHA Tenant Associations

- **Help spreading the word to tenants**
- **Help promoting the project and ways to provide input**
- **Outreach strategies and local events to attend**

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