

Affordable Housing coming to Boerum Hill

108-114
3rd
Avenue

153
Nevis
Street

October 17, 2023

Nevins and Third Public Open House

NYC
Housing Preservation
& Development
Office of Neighborhood
Strategies

NYC Housing Preservation and Development

Our Mission

1. Ensure housing quality

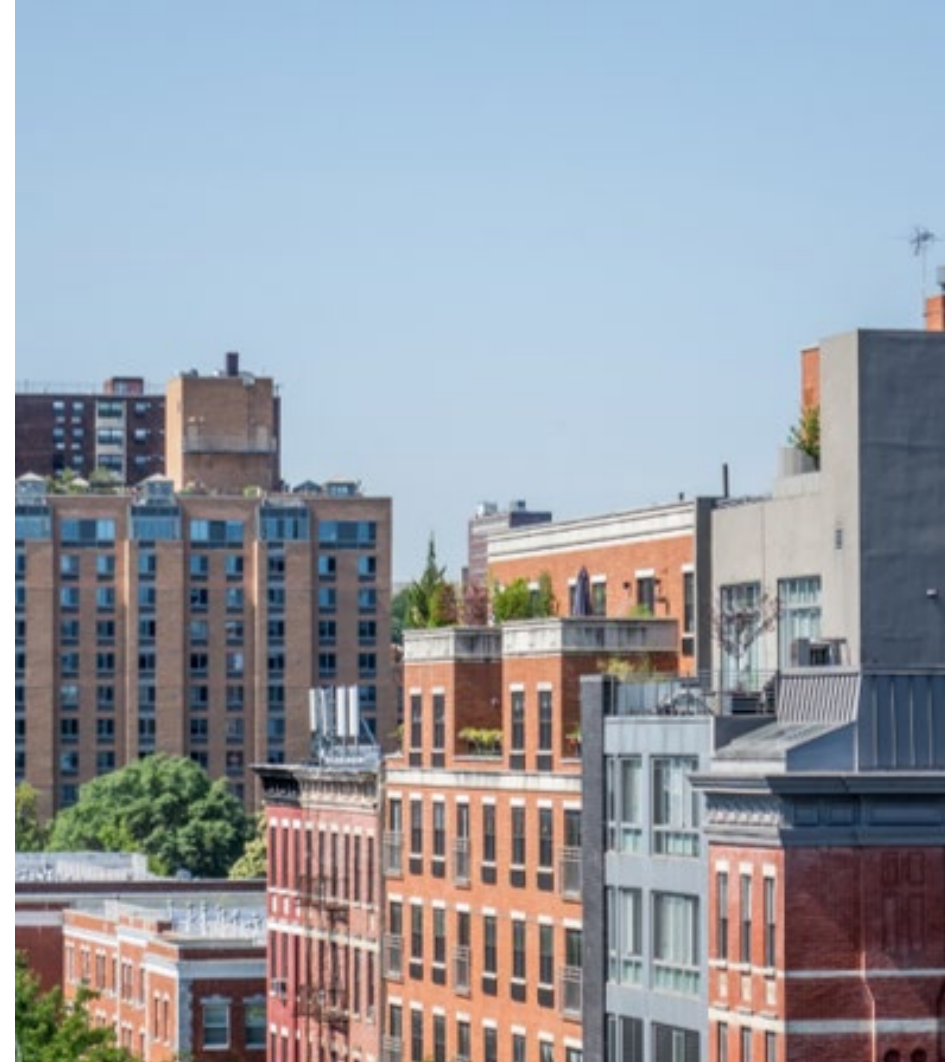
- Conducted **738,928** inspections and issued **731,684** housing violations in 2022

2. Preserve existing affordable housing and create new affordable housing

- Since 2014 to 2023: **86,000** new affordable homes financed and **150,000** existing affordable homes preserved

3. Engaging New Yorkers to build and sustain neighborhood strength and diversity

- Neighborhood plans
- Education and outreach about housing resources and rights
- Engagement for public sites!



An aerial photograph of a city construction site. In the foreground, a large building is being demolished, with its steel frame and debris visible. A yellow excavator is working on the site. In the background, a large, modern building is under construction, with its concrete and steel structure visible. The sky is clear and blue. The text "Why do we build affordable housing?" is overlaid in white, bold, sans-serif font on the left side of the image.

**Why do we build
affordable housing?**

Why do we Build Affordable Housing? Housing Costs Are Too High



Housing is considered "affordable" if it costs less than 1/3 of your income.

The majority of New York renters spend more than **1/3 of their income on rent**, meaning they are rent burdened.

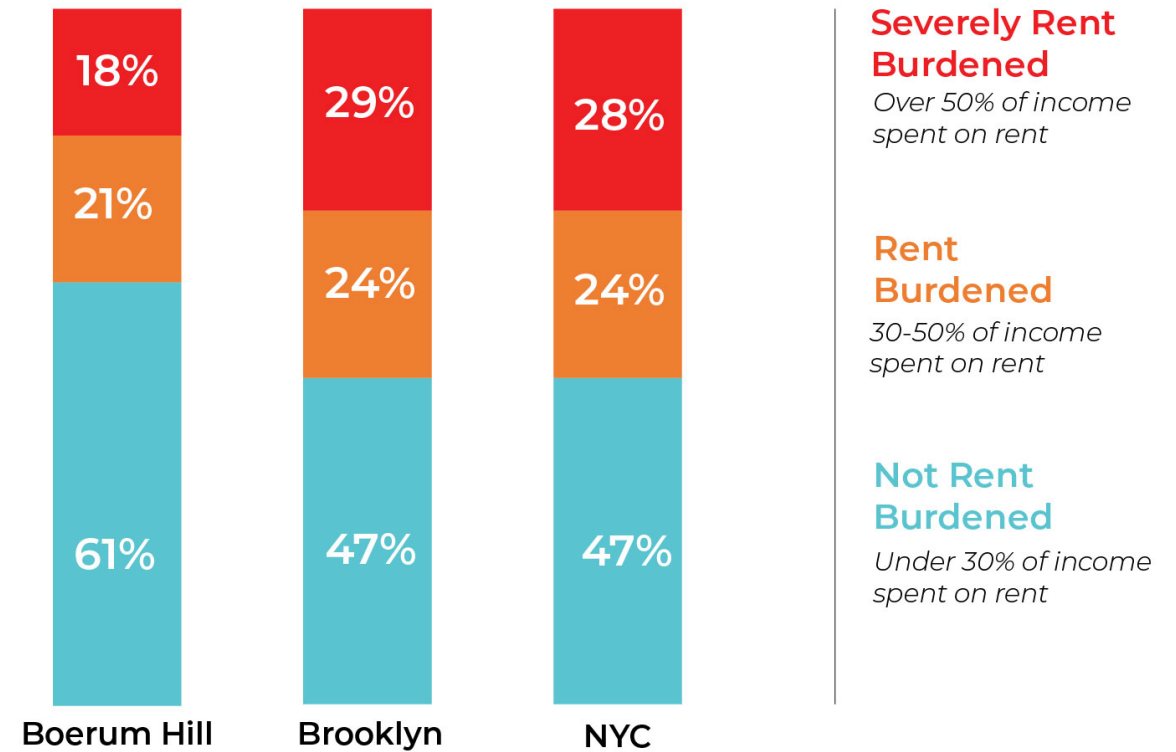
39% of renter households in **the greater Boerum Hill area** are rent burdened.

Median rent in the **greater Boerum Hill area** is **over 50% greater than Brooklyn's median rent**.

*Source: American Community Survey (ACS) 2017-2021

Rent Burdened Households

Source: American Community Survey (ACS) 2017-2021



Why do we Build Affordable Housing? Housing Costs Are Too High



A 3-person family seeks housing:

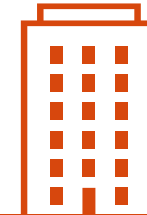
Income



\$ 50,000 /year*

\$ 4,166 /month
(approx. \$ 3,000 after taxes)

Rent:



\$2,451/month

*Average
2-bedroom
apartment
available in
NYC*

*Median household income of NYC renters

Why do we Build Affordable Housing? There Are Not Enough Available Homes

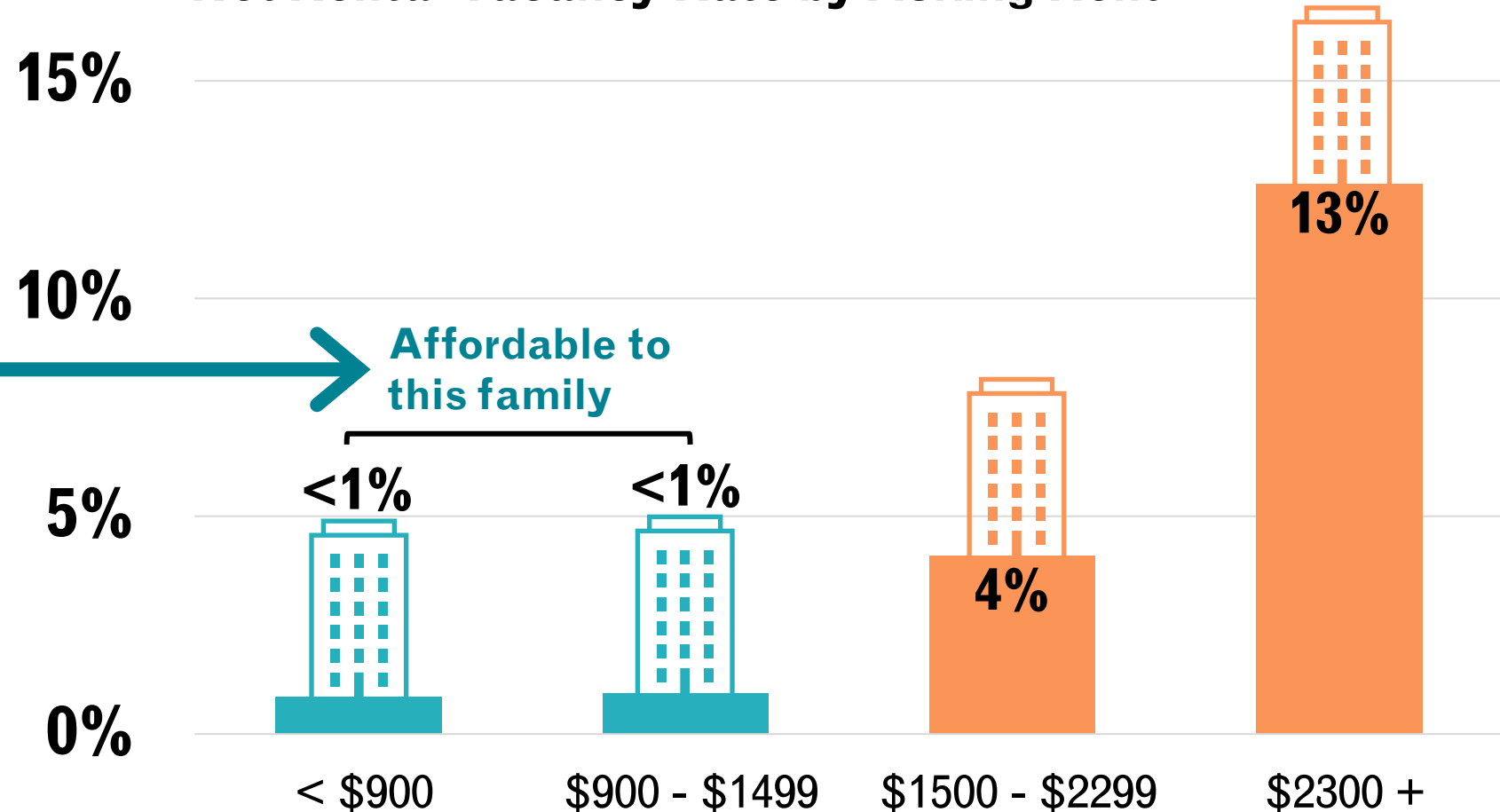


Example Household:



\$ 4,166 /month
\$ 50,000 /year

Net Rental Vacancy Rate by Asking Rent



Source: NYCHVS, 2021

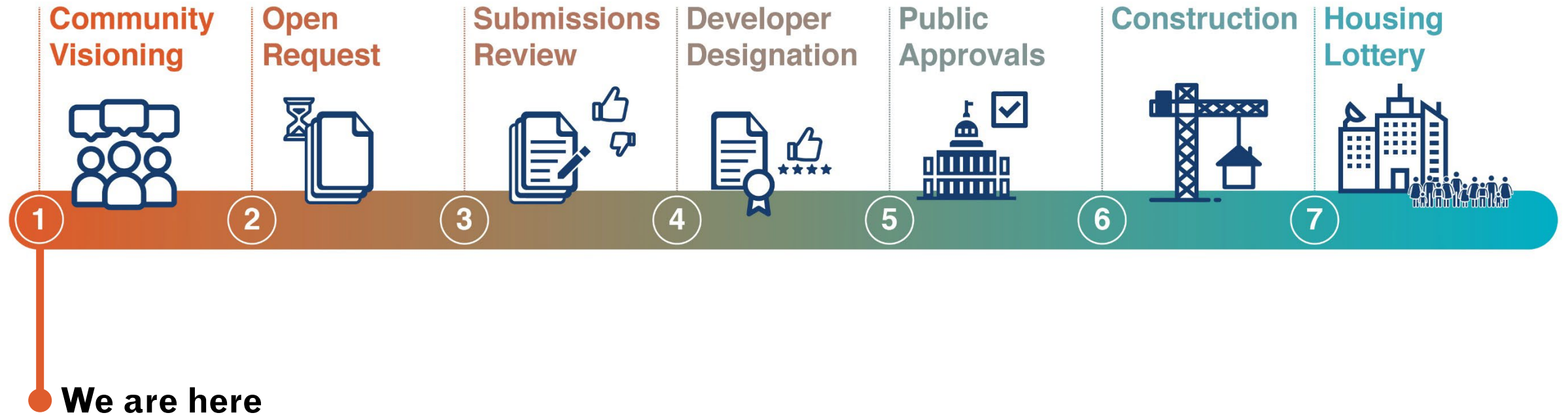
We Need to Build More Affordable Housing in Boerum Hill

108-114
3rd
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RFP (Request for Proposals) Development Process



Where are the Sites?



Development Goals

- Approx. **125 total units** of **100% affordable housing** between the two sites.
- One building is planned to be developed for **senior housing**, and the other will prioritize **deeply affordable family units**.
- There will be a preference for projects with larger set-asides for **extremely low- and very low-income households**, and **formerly homeless households**.

Development Sites

Nevins Street Site



Third Avenue Site



Site Context

Third Avenue Site

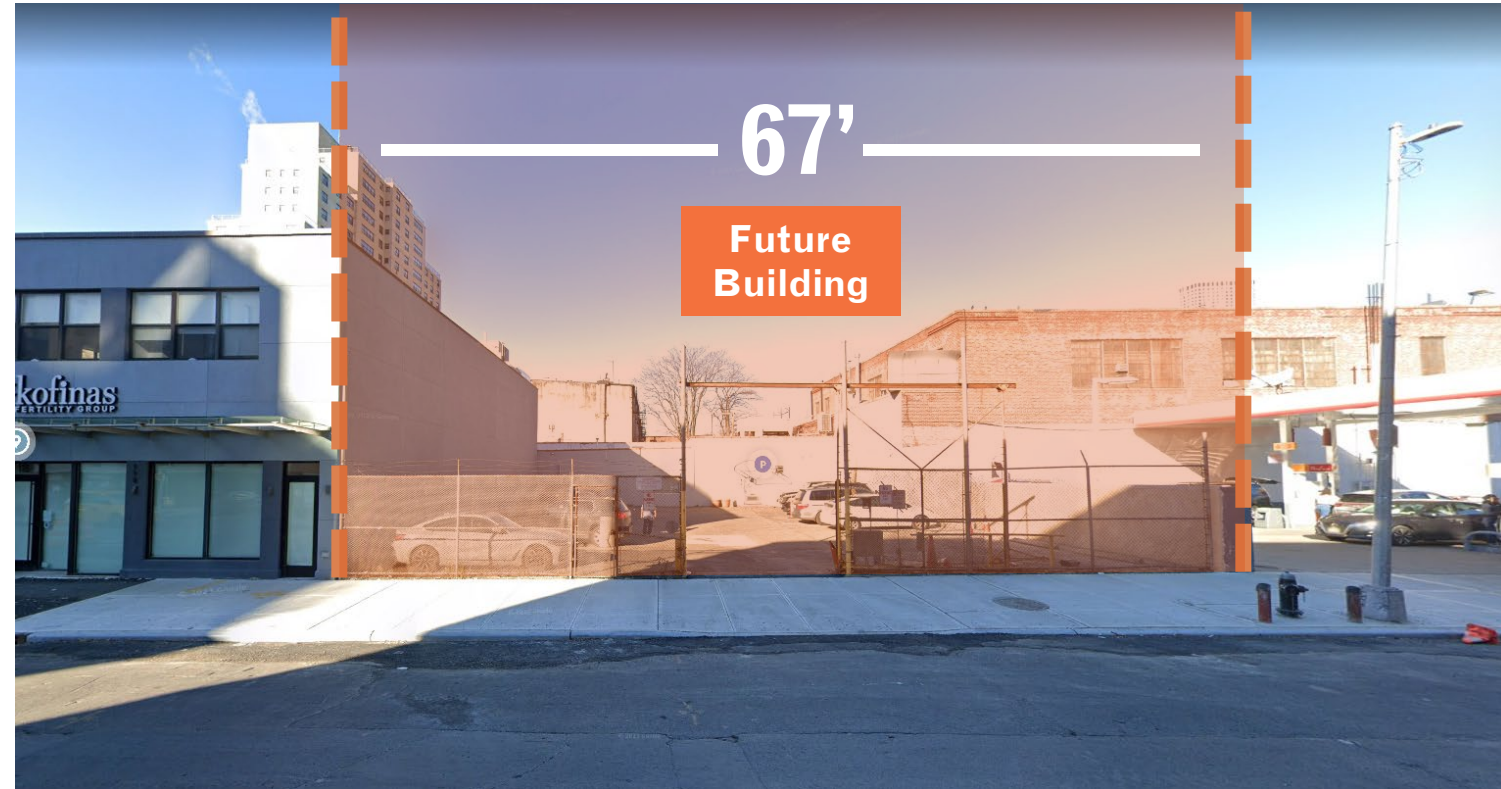


Site Context

Third Avenue Site



Wyckoff Street



Third Avenue

Site Context

Nevins Street Site



Site Context

Nevins Street Site



Nevins Street



Wyckoff Street

Zoning Parameters

Nevins Street Site

- **Zoning:** R7A
- **Base Height:** 40-75 ft (4-7 stories)
- **Setback:** Minimum 15 ft
- **Building Height:** 95 ft (9 stories)

Third Avenue Site

- **Zoning:** R7D/C2-4
- **Base Height:** 60-85 ft (6-8 stories)
- **Setback:** Minimum 15 ft
- **Building Height:** 115 ft (11 stories)

Community Engagement

Who We've Engaged So Far

- **Community Boards**
 - CB2 (contains sites)
 - CB6 (across the street)
- **NYCHA Tenant Associations**
- **Boerum Hill Association**
- **Neighbors**
- **Current and future councilmembers**



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

June-August

Stakeholder meetings

Outreach emails and events

Official Project Launch (8/25):

- **Press release**
- **Project website**
- **Targeted outreach**

September-October

Ongoing engagement

- **Tabling**
- **Flyering**
- **Block Parties**
- **Questionnaire**

Public Open House!

Questionnaire to close on 10/31 

November- December

“Report-Back” to stakeholders and general public

Publish Community Visioning Report (CVR)

RFP release!

Open House Format

- **Learn more about the project**
- **Talk to us**
- **Tell us what you think by writing on the boards and by filling out a Questionnaire!**

Open House Topics

- Project Overview
- Affordability
- Ground Floor Uses
- Design and Zoning

Any Questions?

www.nyc.gov/nevins-and-third-rfp