

Nevins and Third Affordable Housing

108-114
3rd
Avenue

153
Nevins
Street

November 29, 2023

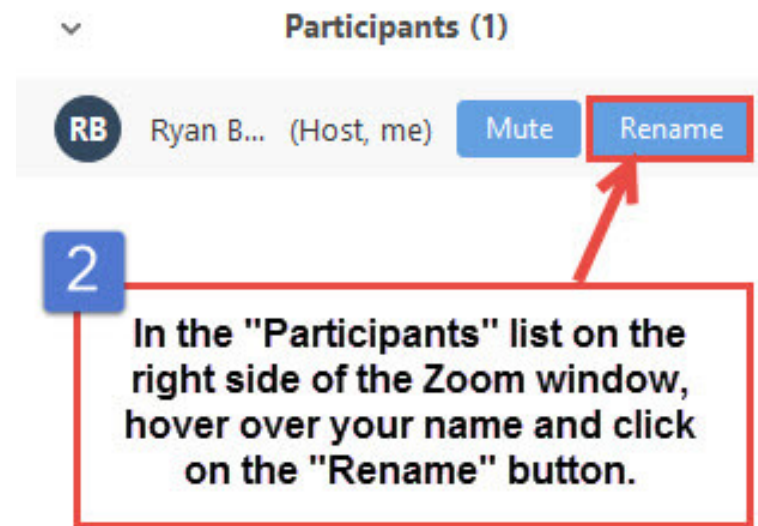
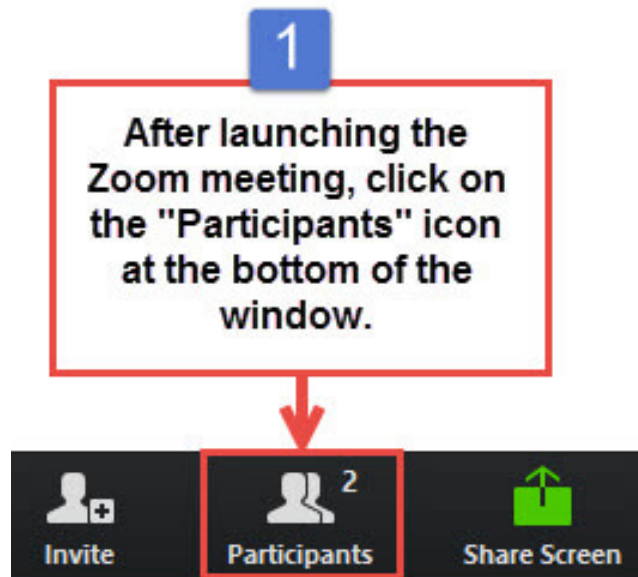
Community Engagement Report-Back Presentation

NYC[™]
Housing Preservation
& Development
Office of Neighborhood
Strategies

Zoom Setup

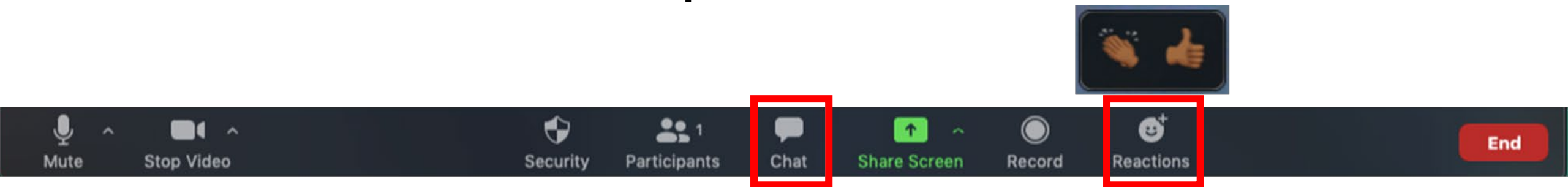
How to Rename Yourself:

- **Name, Organization, Pronouns**
- **Example: Ben Palevsky, HPD, he/him**



Zoom Setup

1. **Click on “Reactions” and give a thumbs up if you can hear**
2. **Open “Chat” to submit questions and comments during presentation.**
 - **Feel free to start by sharing your name and organization or neighborhood affiliation.**
3. **Please remain muted for the presentation.**



Public Meeting Guidelines

- 1. The following will not be tolerated and can result in removal from the meeting:**
 - **Use of obscenities**
 - **Racist, classist, homophobic, or transphobic language**
- 2. Feel free to use the chat feature to ask questions throughout the presentation.**
 - **All questions will be answered during the Q&A portion of the meeting.**
- 3. This presentation is being recorded. By remaining in the meeting, you are consenting to being recorded.**

Agenda

1. Project Background

- Sites Context
- Development Goals
- Community Engagement

2. What We Heard

- Who We Heard From
- Housing Issues and Needs in the Neighborhood
- Ground Floor (non-residential) Uses
- Neighborhood Climate Resiliency: Stormwater Flooding
- What We Heard From Neighbors on the Block
- General Feedback

3. Next Steps

1. Project Background

Where are the Sites?

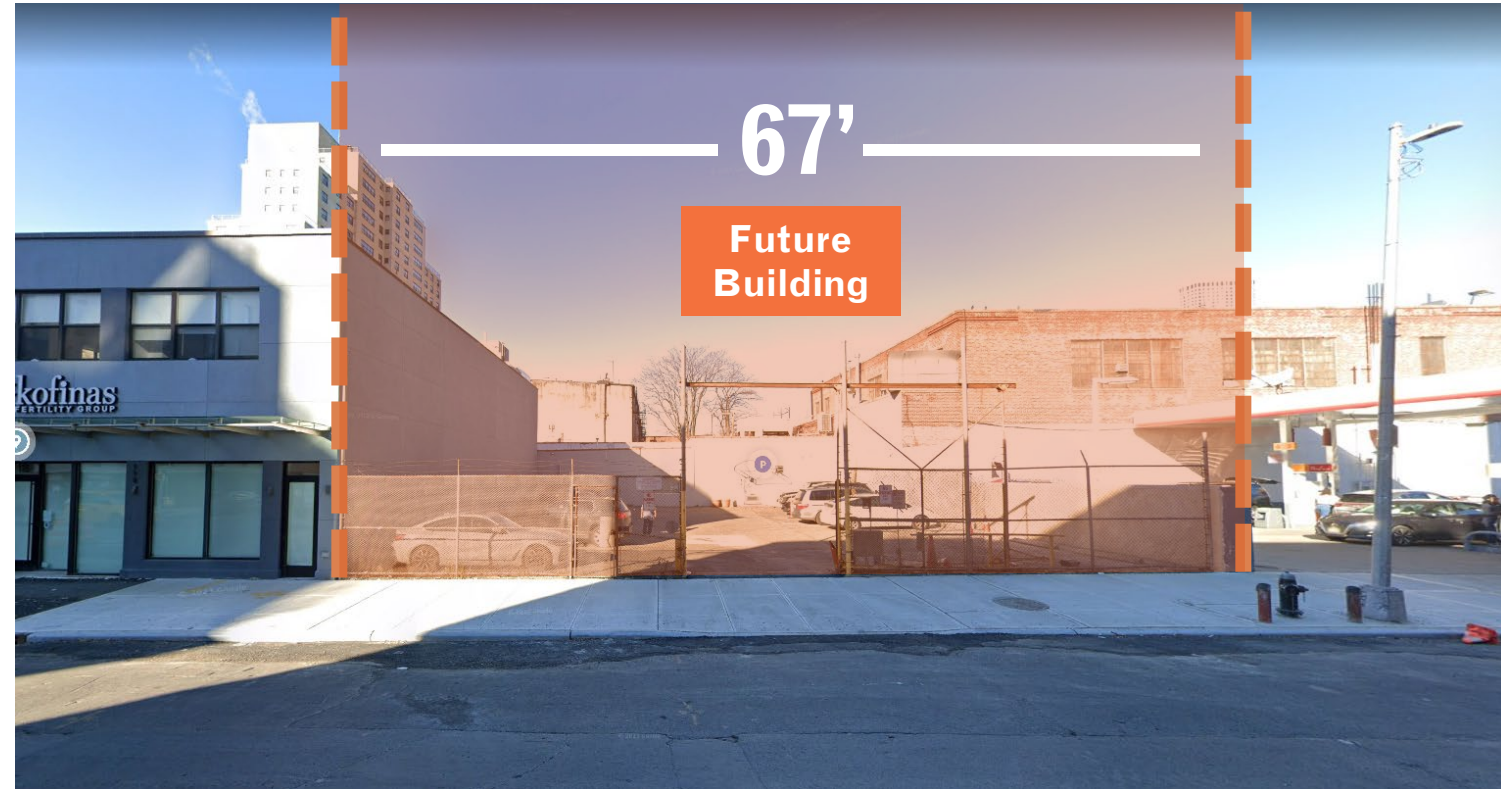


Site Context

Third Avenue Site



Wyckoff Street



Third Avenue

Site Context

Nevins Street Site



Nevins Street



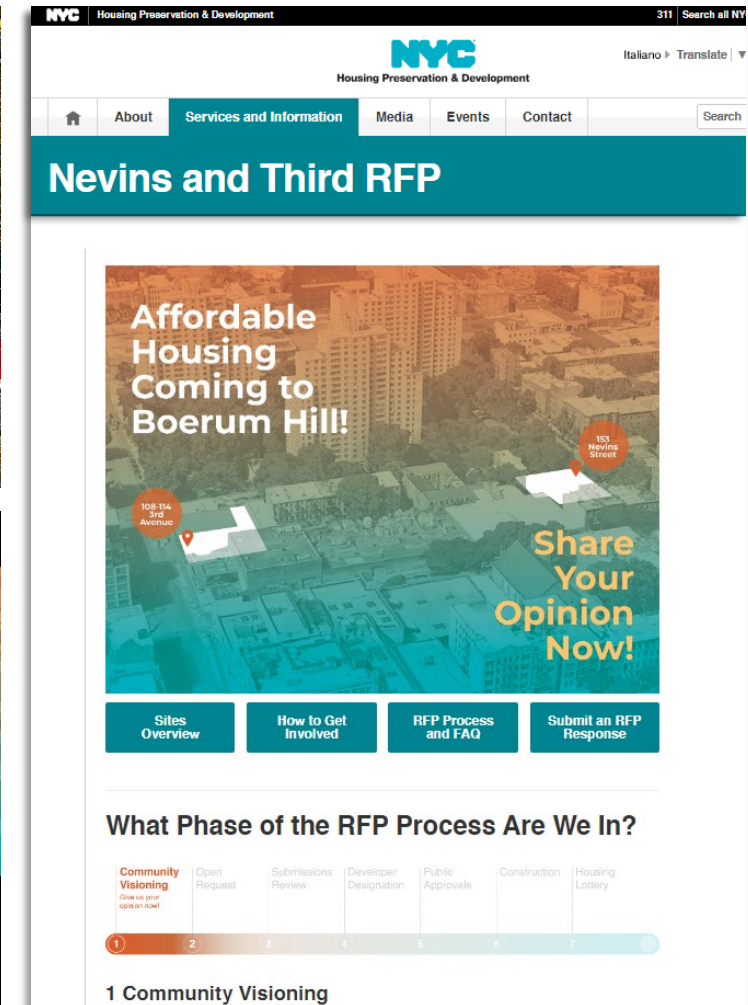
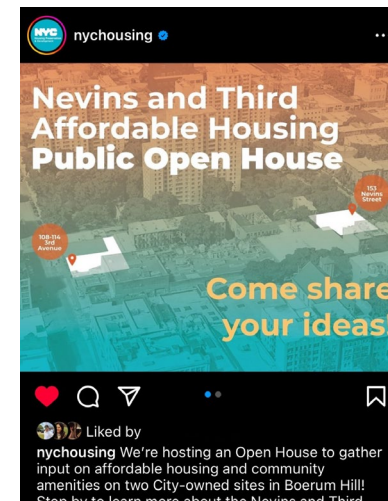
Wyckoff Street

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**.

Community Engagement Key Stakeholders

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

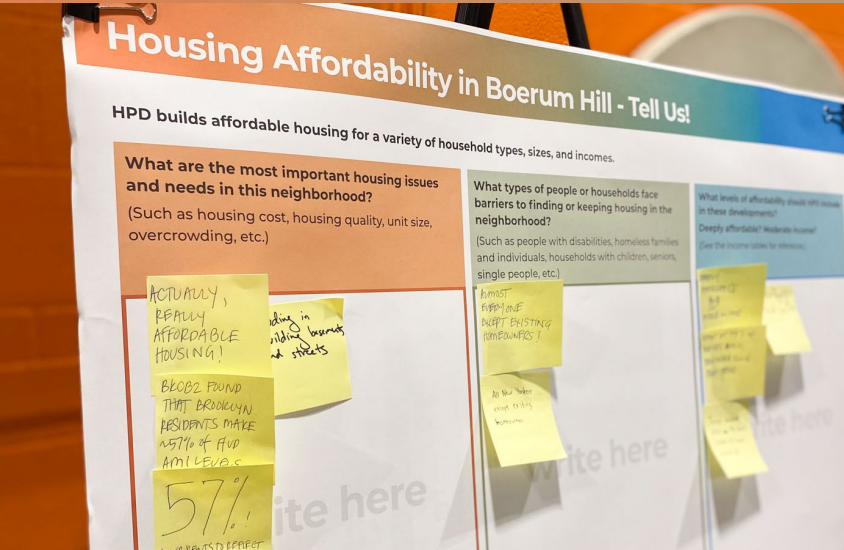


Community Engagement Strategies

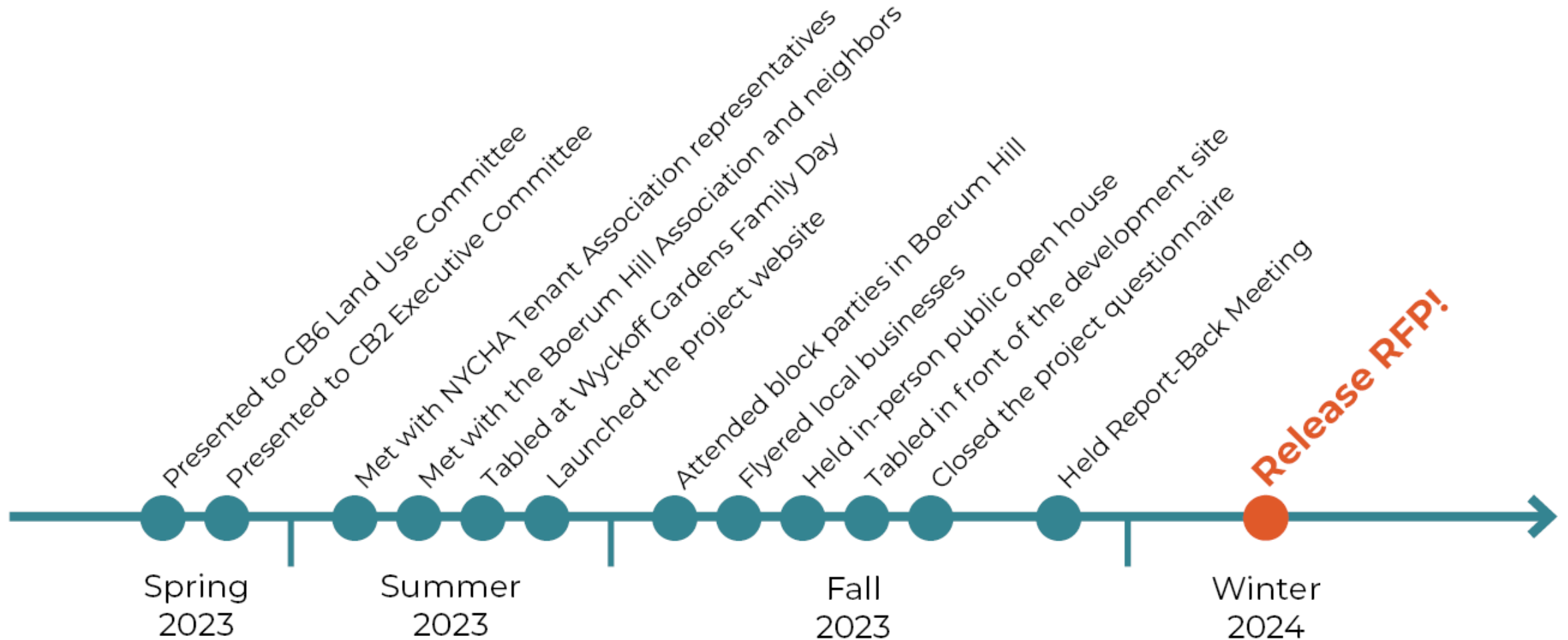
- Stakeholder meetings
- Project website
- Questionnaire
- Email blasts
- Tabling and flyering
- Social media posts
- Public open house



Community Engagement 10/17 Public Open House



Community Engagement Timeline



2. What We Heard

Engagement Highlights

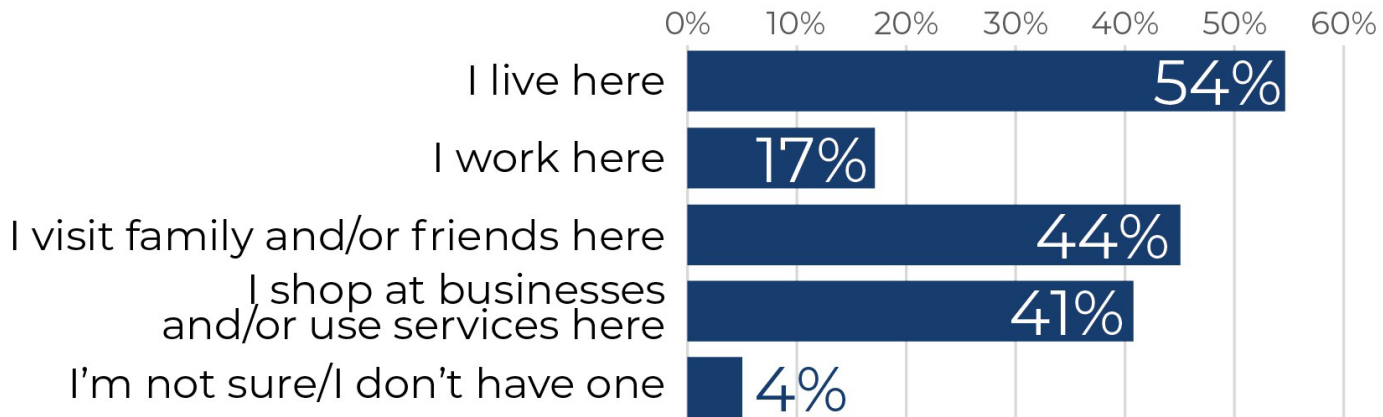
10+ stakeholder meetings and outreach events

200+ questionnaire responses received

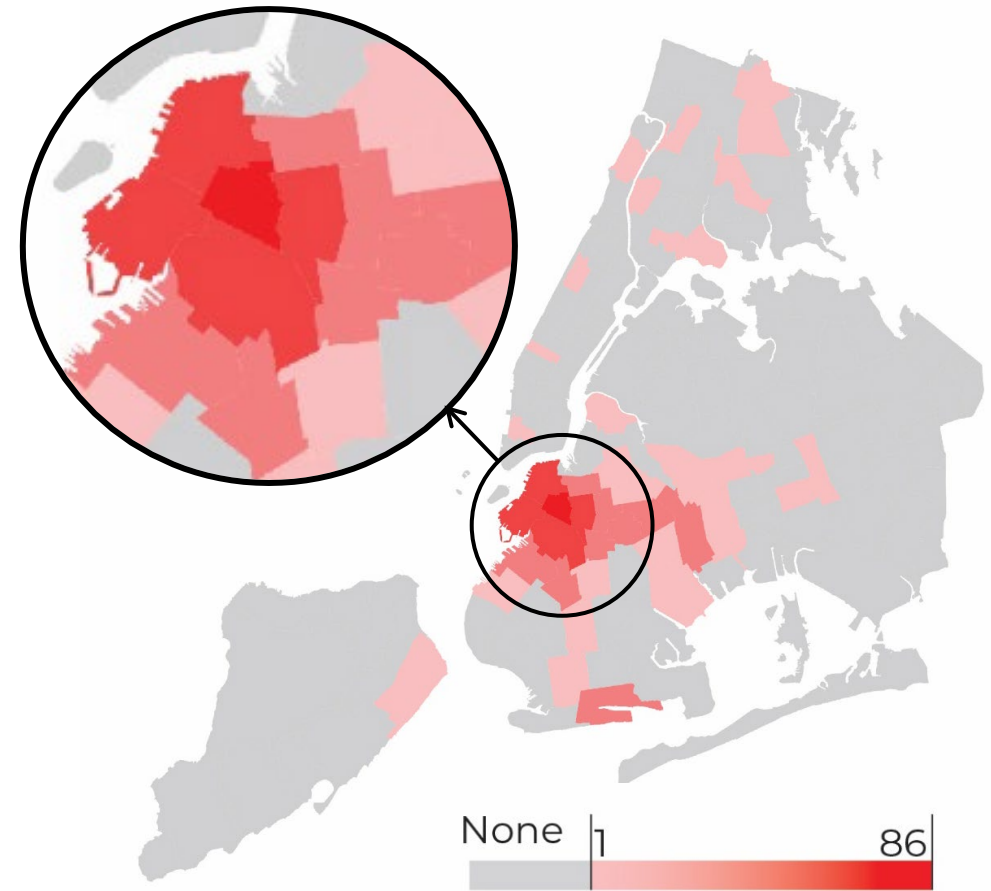
50+ public open house attendees

Who We Heard From – Connection to the Neighborhood

The majority of questionnaire respondents live in or regularly visit the neighborhood.



100% of respondents answered this question.
Respondents could select **all that apply**.



99% of respondents answered this question.

Housing Issues and Needs in the Neighborhood

Housing cost is a barrier to enter and stay in the neighborhood for low- and moderate-income households, from single people, to families, to seniors.

Deeply affordable housing is needed.

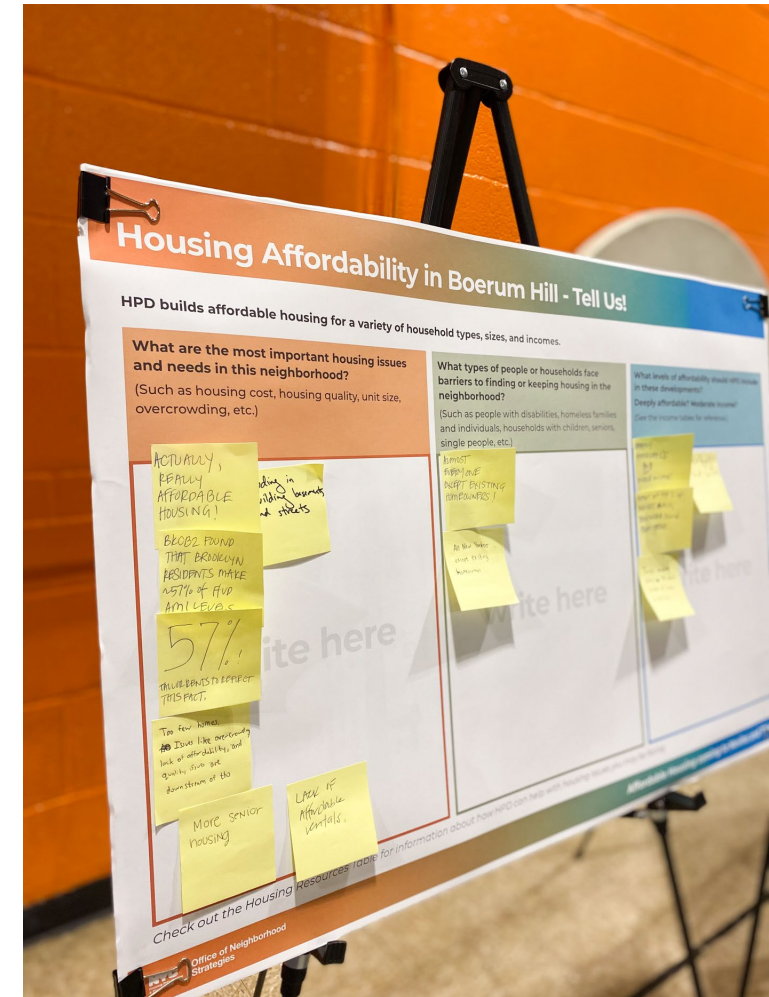
"Future developments should maximize / prioritize deepest levels of affordability."

"Brooklyn residents make ~57% of HUD AMI Levels."

"We need affordable senior housing that's really affordable, in line with what Social Security checks provide."

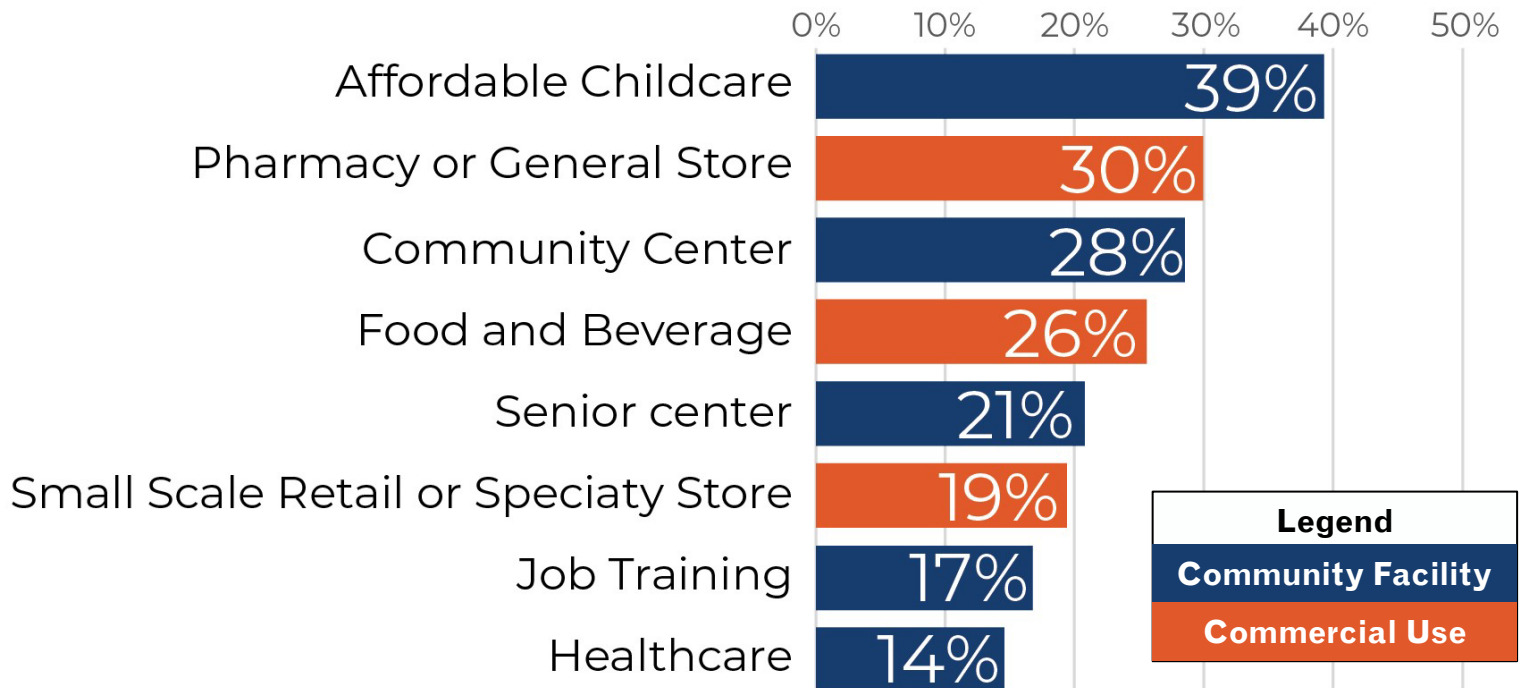
"Deeply affordable AND middle income."

"More units for people with disabilities."



Ground Floor (non-residential) Uses

There was not a majority consensus on the preferred ground-floor uses. **Affordable childcare** was the most popular use, followed by **pharmacy or general store**, and **community center**.



"Affordable housing must include affordable childcare and affordable grocery options."

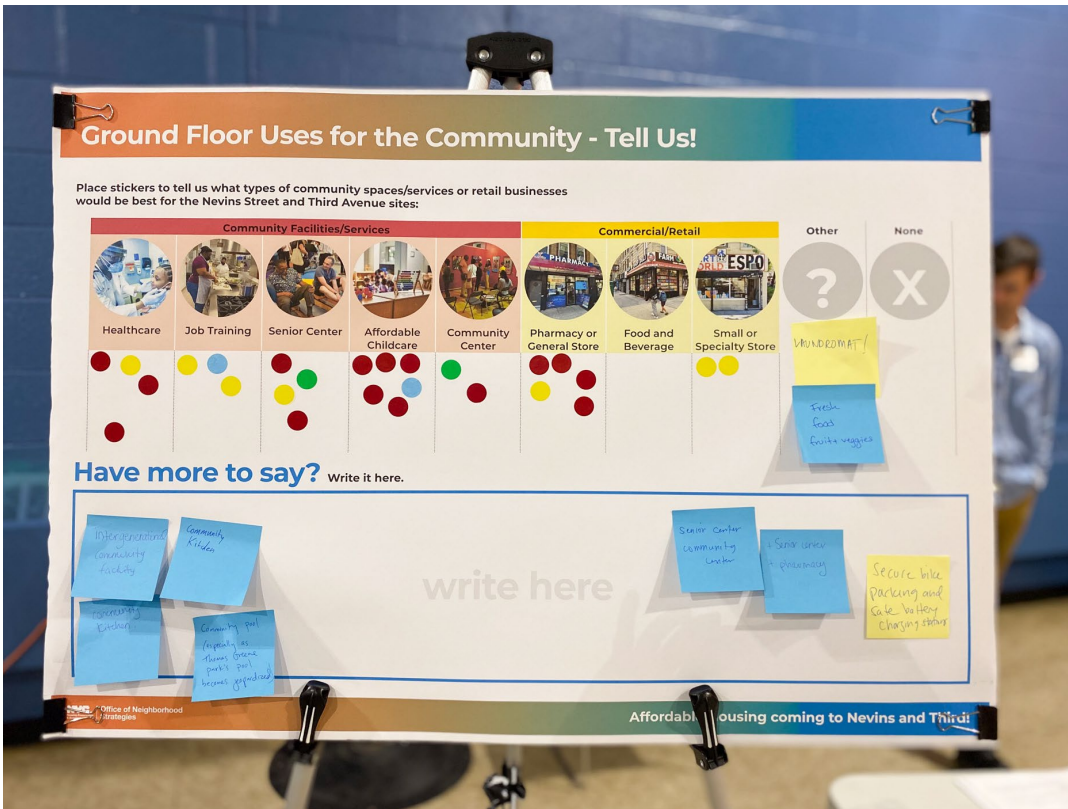
"Community kitchen."

"Multipurpose space."

"Need for a friendly pharmacy with good hours around these sites."

98% of respondents answered this question.
Respondents could select **up to two options**.

Ground Floor (non-residential) Uses



"Need to have stores that sell to low income and working-class people."

"There is a need for Seniors in the area to have access to a community center."

"I'd advocate for spaces that serve NYCHA residents—their voices should be honored first. It would be cool if the space was able to bring neighbors together."

"We are always in need of affordable services and public spaces that are free or provide community events."

Neighborhood Climate Resiliency: Stormwater Flooding

"Clogged stormwater drains frequently flood curbs on 3rd Ave after heavy rain making it difficult to traverse by pedestrians."

"Flooding was scary and led to insecurity residing in the neighborhood."

"I have personally had to walk through flooding on several occasions. I also know many people that have severe flooding in their basements."

"I think more street trees, rain gardens and permeable pavement would help in any new construction."

"My home gets water coming up from garden floor plumbing anytime there is stormwater flooding...this didn't happen till about 2020, Ida 2021 was definitely the worst."

77% of respondents answered this question.

What We Heard From Neighbors on the Block

- Questions about **light and shadow impacts** adjacent to the Nevins Street site.
- Concerns about **potential impacts during construction**, especially because of the planned private developments on the same block.
- **Stormwater management strategy** should consider challenges and infrastructure needs of neighboring properties.

"If possible it would be good if the highest portion of the Nevins St building favored the southeast corner - lower on the North & Nevins side."

"Ideally it would be great if our new neighbors on Nevins between Bergen and Wyckoff could have their property set back a bit to still allow the sun to come in."

General Feedback

- Questions about **qualifying incomes and rents**.
- Questions about **building heights, unit sizes and amenities** like laundry and communal space.
- Ground floor uses are an opportunity to **build community** in the neighborhood.
- **Housing for both families and seniors** is greatly needed in the neighborhood.
- Enthusiasm to **maximize the number of units**, and deeply affordable units.
- Desire for **contextual design**: light and shadow impacts of the Nevins Street building.
- The future buildings should be **good neighbors**: management, maintenance, lighting, trees and landscaping, widened sidewalks.

3. Next Steps

Next Steps Development Process

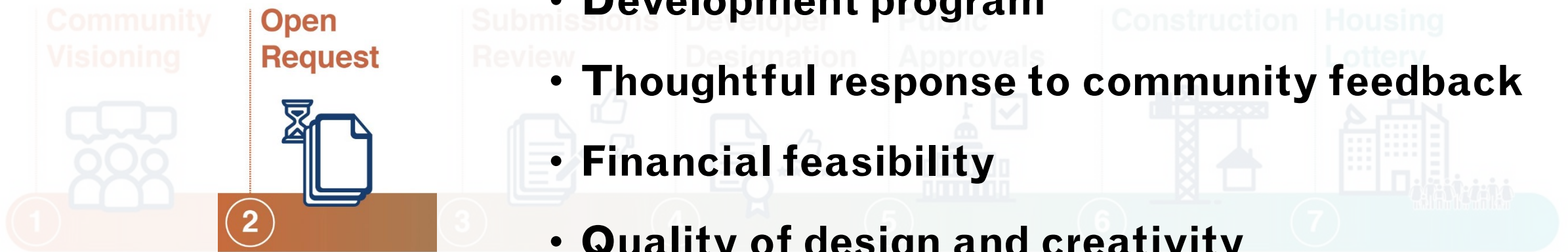


Next Steps

Request For Proposals (RFP) Document

RFP criteria to include:

- **Development program**
- **Thoughtful response to community feedback**
- **Financial feasibility**
- **Quality of design and creativity**
- **Development team experience**



Discussion

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WEBSITE

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