



100% Affordable Housing

Harborview Terrace

Built in 1977 and located in Manhattan’s Midtown West, **Harborview Terrace** is home to 660 public housing residents—half of which are senior citizens. The nearly 375 families at Harborview live in two buildings, which are adjacent to a parking lot and a bench seating area. There are 38 resident parking permit holders and 4 non-resident parking permit holders for the 44 available parking spots at Harborview. In partnership with the New York City Department of Housing Preservation and Development (HPD), NYCHA intends to engage residents in **the creation of 200 to 250 new, 100% affordable apartments** on the site of an existing parking area and available space at Harborview Terrace.



Community engagement and proposals to develop the parking lot date back to agreements made for Hudson Yards in 2005. Developing the site stalled after proposals which included market-rate units were selected to move forward. Starting in 2016, the City is working with residents and community stakeholders to create new affordable housing that will be 100% affordable. Expanding affordable housing opportunities at Harborview helps achieve affordable housing goals in Mayor de Blasio’s [Housing New York: A Five-Borough, Ten-Year Plan](#) and [NextGeneration NYCHA](#), the Authority’s 10 year strategic plan.



First Step: Community Engagement

Creating new affordable housing at Harborview starts with extensive community education and engagement, building off previous work with residents. Through a series of meetings with residents and stakeholders, NYCHA and HPD will provide an overview of the 100% Affordable Housing program, including the development process and the planned resident engagement process. Resident engagement will center on visioning workshops, which will serve as an opportunity for residents to shape the City’s goals in developing the site with a developer. NYCHA and HPD will seek input from residents and stakeholders on the housing type, such as senior or family units; the potential look and feel of the building, and including the potential community uses (senior or community centers) that could benefit NYCHA residents and the entire neighborhood.

Fast Facts on NYCHA’s 100% Affordable Housing Program – Harborview Terrace

<p>RESIDENT IMPACT</p> <ul style="list-style-type: none"> → Will not displace or raise rents of Harborview residents → Resident input at visioning workshops will address <i>affected parking and benches</i> 	<p>REVENUE</p> <ul style="list-style-type: none"> → Affordable units don’t generate sizable revenue compared to market-rate units (NextGen Neighborhoods or 50/50) → Amount will be minimal, identified at time of selection/signed agreements 	<p>OWNERSHIP</p> <ul style="list-style-type: none"> → NYCHA maintains ownership of the land ensuring long-term affordability → NYCHA will continue to manage & operate Harborview; the selected development team will operate the new affordable building
<p>AFFORDABILITY</p> <ul style="list-style-type: none"> → Baseline – This will mean new affordable housing for low-income households → NYCHA and HPD will pursue deepest affordability possible 	<p>TIMELINE</p> <ul style="list-style-type: none"> → Resident education & engagement – end of 2016 into 2017 → Seek developer responses & selection – by end of 2017 → Construction –could start before 2019 → Completion –as early as 2020 	



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