



NextGeneration NYCHA:

NextGen Neighborhoods at Holmes Towers

October 7, 2015

Why Are We Meeting?

- Provide information regarding NextGeneration Neighborhoods: Holmes Towers
- Expand the dialogue and respond to questions
- Discuss how to get involved moving forward

Meeting Guidelines

- Safe space
- No interruptions
- Treat everyone with respect
- Keep an open mind
- Question cards are available for the Q&A period at the end of the presentation

What is NextGen Neighborhoods?

- Part of the Mayor's commitment to create 200,000 units of affordable housing
- One of fifteen NextGen NYCHA strategies to generate revenue to preserve Holmes and other public housing across NYCHA
- New buildings on NYCHA campuses: mixed income—½ affordable, ½ market rate

Setting the Record Straight

NextGen Neighborhoods Plan Will:

- **Not** raise NYCHA residents' rent
- **Not** move NYCHA families
- **Not** privatize your buildings
- **Not** demolish public housing



Things have changed at Holmes Towers



NYCHA Has \$16.9 Billion of Unmet Capital Needs

on average \$95,500 per unit NYCHA-wide



Holmes Towers has over \$31.5 million need for capital improvements:

- Windows
- Roofs, parapets, bricks
- Apartment bathrooms
- Apartment kitchens
- Site Work (landscaping, paving and playground)

Since 2001, Federal government has cut funding by more than \$1 Billion

Why was Holmes selected?

- High renovation needs + insufficient Federal funding
- Market rate apartments = money → Holmes & NYCHA
- Space that can be built upon
- Near other NYCHA investments (Harlem RBI)



How you can get involved

Phase 1:

Launch Engagement

Phase 2:

Create Stakeholder
Committees

Phase 3:

Community Vision
Plan

Phase 4:

Projected Proposals

September

October

November

December

January

Stakeholder Engagement

2015

2016

Next Steps

Join NYCHA!

- ✓ **Fill out Question Card**
- ✓ **Learn more about NextGen Neighborhoods**
- ✓ **Add your voice to the conversations**
- ✓ **Share your ideas and participate**

Upcoming Meetings

Visioning Meetings

- ✓ Monday, October 19th
- ✓ Wednesday, October 28th

Trade Off Sessions

- ✓ Wednesday, November 4th
- ✓ Tuesday, November 10th
- ✓ Wednesday, November 18th

All meetings will be held at:
Stanley Isaacs Neighborhood Center
415 East 93rd Street
6:30pm to 8:30pm

Questions & Answers

Learn More About NextGen Neighborhoods

Visit the NextGeneration NYCHA
website at on.nyc.gov.ngn

Email your questions and or comments
to NextGen@nycha.nyc.gov

Fill out Exit Survey