



NextGeneration Neighborhoods at Holmes Towers

November 4, 2015

Why Are We Meeting?

- To answer your questions
- Why We need NextGeneration NYCHA
- To review the concerns and ideas collected last week
- Table Discussions: We want to hear from you

Meeting Guidelines

- Safe space
- No interruptions
- Treat everyone with respect
- Keep an open mind

Learn More About NextGen Neighborhoods

All information shared at all meetings
can be found on the
NextGeneration NYCHA website at
on.nyc.gov.ngn

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

Setting the Record Straight

NextGen Neighborhoods Plan Will:

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



Why NextGeneration NYCHA Now?

To save our buildings, preserve public housing and to improve the lives of residents

- Aging buildings in need of repair
- Significantly reduced federal funding for repairs, supplies, and renovations
- Large senior population aging in place
- Low-income families in need of affordable housing

What is NextGen Neighborhoods?

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

Question #1

Why Holmes?

- Development's major repair/upgrade needs (more than \$30 Million)
- Demand for UES market-rate housing → generate \$\$
- Demand for UES affordable housing
- Space to accommodate building construction

Question #2

What impact will 100s more residents at Holmes have on this community-at-large?

- More affordable housing = more housing opportunities for low-income families

Question #3

How much money will be reinvested into Holmes?

- Significant portion
- Determined by the final scope of project informed by residents
- Final numbers depends on competitive bid proposals received

Question #4

How will Holmes upgrades & renovation priorities be determined?

- Community visioning (idea discussions)
- Priorities identified by residents

Question #5

Is any of the revenue/benefit being shared with nearby developments—Isaacs? Why or why not?

- Isaacs residents can benefit from jobs created, new affordable housing opportunities, & access new and improved playground
- More affordable housing → more low-income New Yorkers in UES → promotes economic diversity in neighborhood & ensures a permanent home for low income New Yorkers in UES

Question #6

If residents oppose development, will it still move forward?

- NYCHA needs & wants this plan → goal: save public housing
- NYCHA needs & wants residents at the table → goal: save & improve Holmes
- Consequences of ‘doing nothing ‘ and status quo is dire
- Committed to engagement, answering questions, debunking myths, addressing concerns

Question #7

Will resident rent increase as a result of development?

- No
- Upgrades to Holmes + rent stays the same
- 30% of residents income

Question #8

Will residents be displaced?

- No
- Residents will not be forced to move because of this development

Question #9

How will residents be involved in the decision-making process?

- Phase 1 – EDUCATE - Launch Stakeholder Engagement (September-October)– meet with residents, elected officials, community organizations, advocates, and community boards
- Phase 2 – MEET - Create Stakeholder Committees and Trade Off Sessions (October-December)
- Phase 3 – PLAN – create and release community vision plans (December-January)
- Phase 4 – INFORM – Incorporate input into RFP (release 1st quarter of 2016)

Question #10

Will NYCHA operate the new mixed-income building?

- No
- An independent operator will perform the day-to-day operations, maintenance and rent collection
- NYCHA will continue to own the land

Question #11

Will Holmes residents receive preference for the newly constructed affordable apartments?

- NYCHA residents benefit from a 25% preference
- New affordable apartments will be marketed publicly & leased through City housing marketing guidelines

Question #12

What is the qualifying ‘affordable’ income for the new affordable units?

- Ceiling or minimum affordability = 60% of the Area Median Income (AMI), which is approximately \$46,600 for a family of three in 2015.
- NYCHA will pursue the deepest affordability possible within the scope of the project.

Question #13

Will the playground be replaced?

- Yes, if this is the site where the proposed building will be developed
- Moved & improved playground

Question #14

How will residents benefit from jobs created by the new construction?

- NYCHA is creating a local, resident hiring program - match residents with job and training opportunities
- Job numbers will be dependent on the scope of the project.

Question #15

How is NYCHA ensuring long-term affordability of the units?

- NYCHA will set the terms of the lease
- NYCHA will continue to require affordable housing units

Question #16

How long will NYCHA lease the land? What happens after 60 years?

- NYCHA is setting the terms of the lease with HPD.
- After 60 years, NYCHA will pursue another 60 year lease to ensure affordability and land rights.

Question #17

Will the lease create annual revenues?

- Yes
- NYCHA will require an upfront payment so repairs and upgrades at Holmes can start immediately

Question #18

Will NYCHA ever sell the developed Holmes land/property/privatize?

Top goals:

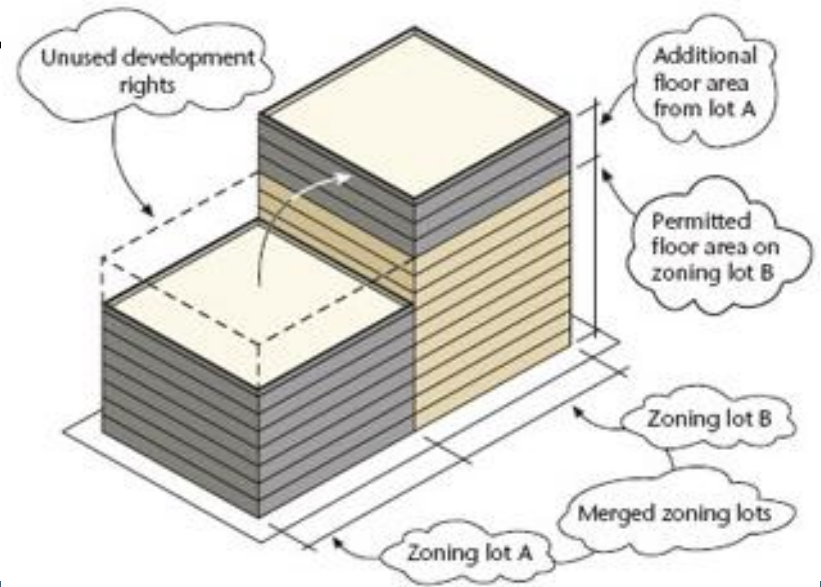
- Save NYCHA from the brink of bankruptcy
- Reinvest in NYCHA developments (Holmes)
- Increase NYC affordable housing

We are not planning to sell Holmes property.

Question #19

Will NYCHA sell air rights?

Air rights = are a type of development right, referring to the empty space above a property; which can be transferred from one building to another



Question #20

How tall will the building be?

- Similar to Holmes current size
- Between 25-33 stories

Table Discussions

We Want to Hear From You

Questions & Answers

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Fill out Exit Survey