



100% Affordable Housing Sumner Houses

Built in 1958 and located in the Bedford-Stuyvesant (Bed-Stuy) neighborhood of Brooklyn, **Sumner Houses** is home to 2,400 public housing residents. The 22-acre development includes 13 buildings for 1,088 families, green areas, a basketball court, and parking lots. There are 94 resident parking permit holders and 37 non-resident parking permit holders for the 138 available parking spots at Sumner. In partnership with the New York City Department of Housing Preservation and Development (HPD), NYCHA intends to engage residents in **the creation of 120 to 200 units new, 100% affordable apartments** on one of two sites at Sumner—a lawn area on Marcus Garvey Boulevard or at the basketball court and parking area on Lewis Avenue.

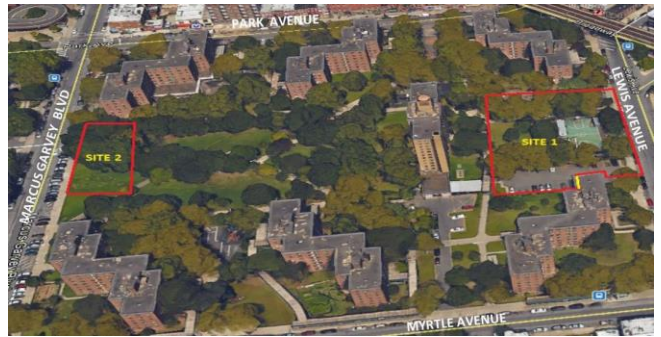
As Bed-Sty continues to transform, the City is committed to ensuring there is more affordable housing for New Yorkers. Expanding affordable housing opportunities in the community helps achieve affordable housing goals in the Mayor de Blasio’s [Housing New York: A Five-Borough, Ten-Year Plan](#) and the Authority’s 10 year strategic plan, [NextGeneration NYCHA](#).

First Step: Community Engagement

Creating new affordable housing at Sumner Houses starts with extensive community education and engagement. Through a series of meetings with residents and stakeholders, NYCHA 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; including the potential commercial uses (i.e. grocery store or health center) that could benefit NYCHA residents and the entire neighborhood.

Fast Facts on NYCHA’s 100% Affordable Housing Program – Sumner Houses

<p>RESIDENT IMPACT</p> <ul style="list-style-type: none"> → Will not displace or raise rents of Sumner Houses residents → Resident input at visioning workshops will address potentially <i>affected parking, the basketball courts, and the trade-offs of each site</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 Sumner; 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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