

Affordable Housing coming to Boerum Hill

108-114
3rd
Avenue

153
Nevis
Street

August 17, 2023

RFP Overview for Boerum Hill Association and neighbors

NYC
Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

Agenda

- 1. Project Overview and Goals**
- 2. Community Engagement**

1.

Project Overview and Goals

572-574
Warren
NYCHA

Gowanus Canal

Wyckoff
Gardens
NYCHA

Gowanus
Houses
NYCHA

Wyckoff St

110 3rd
Ave

R7D/C2-4
7,200 SF

R7A
11,500 SF

153
Nevins
St

Boerum
Hill
Historic
District

98
3rd Ave
Rezoning

280
Bergen
Rezoning
(Ulano)

3rd Ave
[NARROW - 70']

Nevins St
[NARROW - 60']

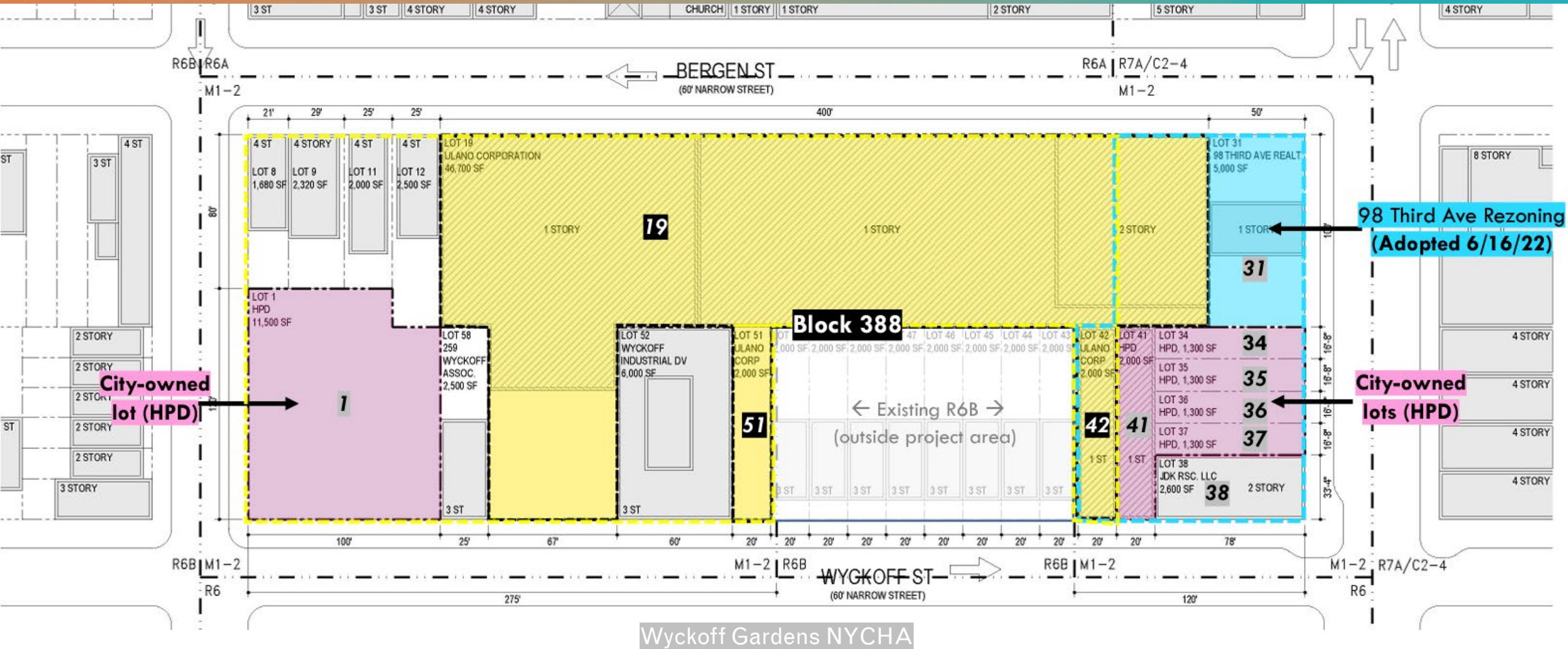
Bergen St

Barclays

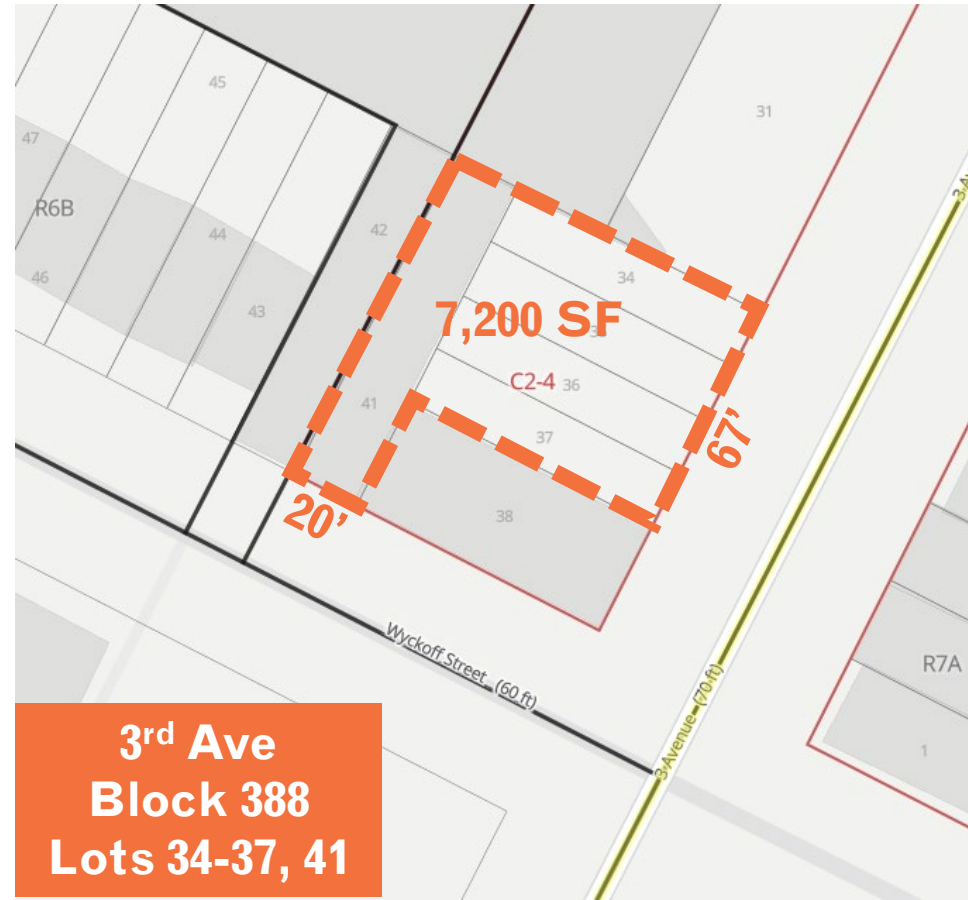
Downtown BK



2022 Rezoningings



Development Parcels

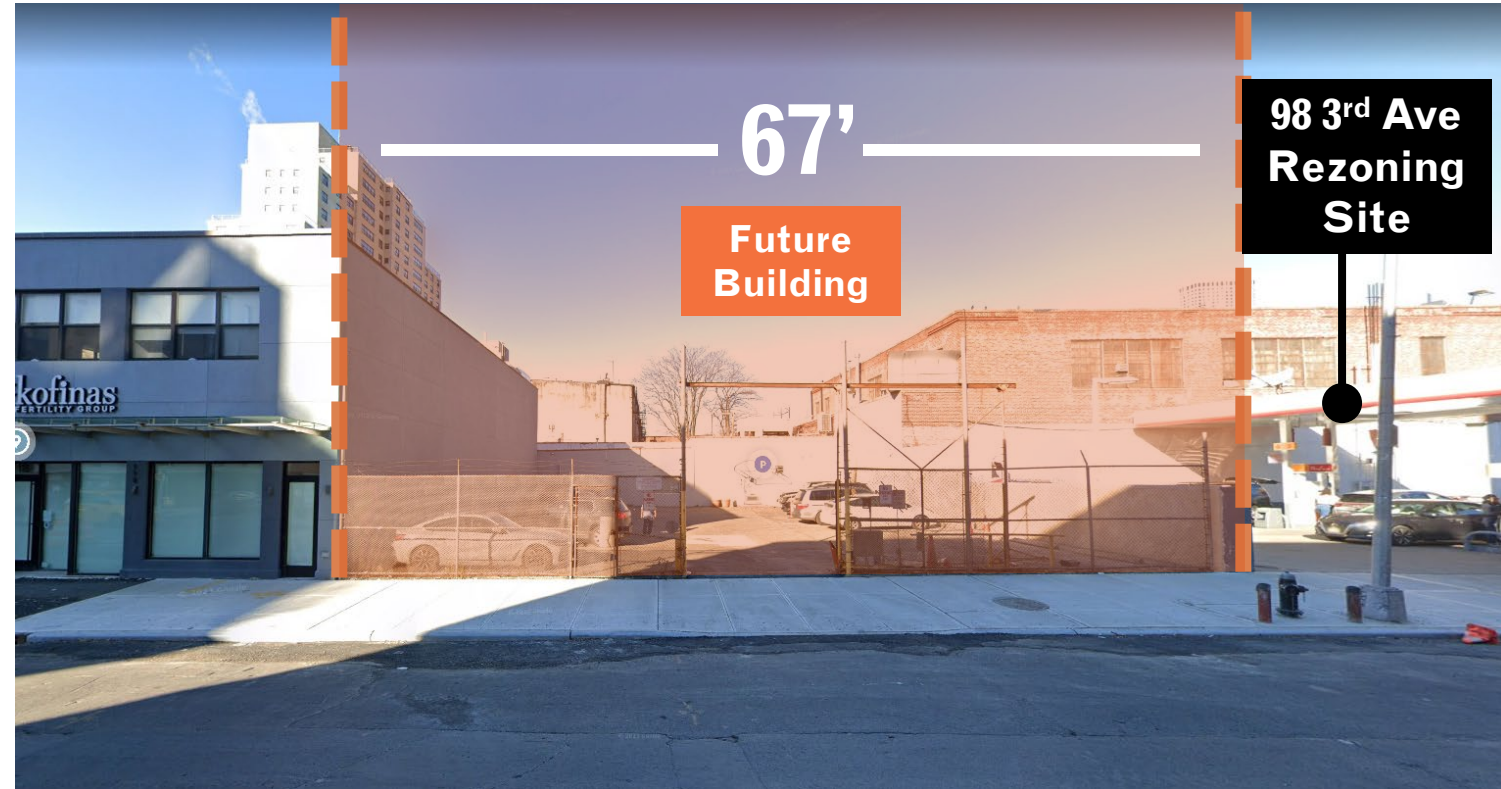


Site Context

Third Avenue Site



Wyckoff Street



Third Avenue

Relationship to neighboring buildings

Nevins Street Site



Nevins Street



Wyckoff Street

Nevins St

vs.

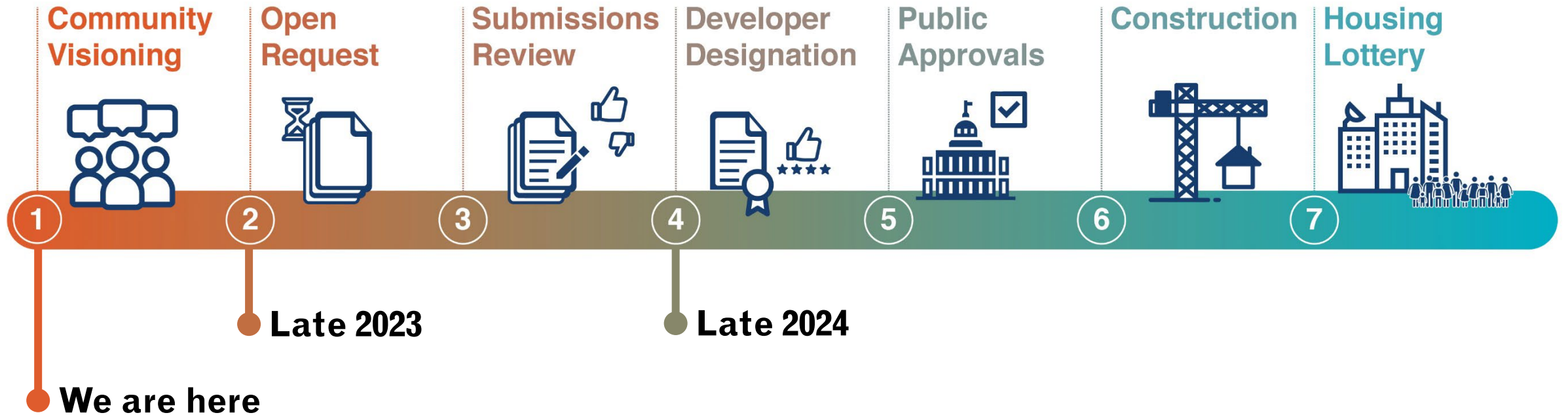
3rd Ave



Project Goals Summary

- 100% affordable housing, approx. 125 units
- CB2/CB6 community preference (per policies in effect at the time of marketing)
- Release RFP by 12/31/23, designate developer within 12 months
- One site senior housing
- Other site deeply affordable family units
- Preference for projects with larger set-asides for:
 - Extremely low- and very low-income (ELI/VLI) households
 - Formerly homeless households.

Development Process



2.

Community Engagement

Community Engagement Commitments

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



Community Engagement Strategies

Goal: spread the word about how to get involved and create ways for community members to participate in a variety of ways

- Outreach to local orgs and associations
- Tabling at community events, greenmarkets, family days, block parties, and more!
- Project website and questionnaire
- Flyering, social media, email updates
- Public Meeting / Open House
- Paper versions of all materials for all meetings/events

The screenshot shows a web-based questionnaire titled "Nevins and Third RFP Questionnaire". At the top right, there is a language selection dropdown set to "English (United States)". Below the title, an "About this Questionnaire" section explains that the NYC Department of Housing Preservation and Development (HPD) is planning affordable housing with community amenities at 153 Nevins Street and 110 3rd Avenue in Boerum Hill, BK. The form contains five questions:

- 1. What is your zip code? *** (Required) - A text input field with a validation message: "The value must be a number".
- 2. What is your connection to the neighborhoods (Boerum Hill and Gowanus) around the two development sites? Select all that apply:** - A list of checkboxes: "I live here", "I work here", "I spend time with family and/or friends here", "I shop at businesses and/or use services here", and "I'm not sure / I don't have one".
- 3. The future buildings could have a mix of community spaces and/or commercial businesses on the ground floors. Which types of services or businesses would be best for the neighborhood? Please select at most 2 options.** - A list of checkboxes: "Senior center", "Affordable childcare", "Small scale retail or specialty store", "Community center", "Food and beverage", "Healthcare", "Job training", "Pharmacy or general store", and "Other" (with a text input field).
- 4. HPD knows these neighborhoods have experienced flooding in recent years, especially after intense rainstorms like Hurricane Ida in 2021. What is your personal experience with stormwater flooding on Nevins Street, Wyckoff Street or 3rd Avenue? How about in the neighborhood?** - A text input field with the placeholder "Enter your answer".
- 5. Is there anything else we should know about these sites, or any other ideas you want to share?** - A text input field.

Community Engagement Report-Back Meeting

- **Present to local stakeholders, open to the public**
- **Summary of public input including priorities identified**
- **All feedback will be drafted into a Community Visioning Report (CVR) which will be attached to the RFP**
 - Development teams are partly scored on their thoughtful response to community feedback via the CVR

Community Engagement 2023 Timeline

June	July-August	September-October	November	December
<p>Met with CM Restler, CB6 and CB2</p> <p>Early stakeholder outreach</p>	<p>Met with NYCHA TAs</p> <p>Meet with Boerum Hill Association and neighbors</p> <p>Official Project Launch:</p> <ul style="list-style-type: none">• Press release• Project website• Begin ongoing engagement <p>Wyckoff Gardens Family Day</p>	<p>Boerum Hill block parties</p> <p>Hold public meeting</p> <p>Ongoing engagement</p>	<p>“Report-Back” to stakeholders & general public</p> <p>Publish Community Visioning Report (CVR)</p>	<p>Release the RFP!</p>

Collaboration with the Boerum Hill Association and neighbors

- **Help spreading the word to neighbors and encouraging people to fill out the questionnaire**
- **Help promoting our public events (open house and tabling)**
- **Outreach strategies and local events to attend**

Project Email:
NevinsandThirdRFP@hpd.nyc.gov