



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N. Y. 10007

March 15, 2013

Ms. Gigi Li  
Chair  
Community Board 3  
59 East 4th Street  
New York, NY 10003-8963

Dear Ms. Li:

Thank you for your recent letter regarding NYCHA's Infill program. I appreciate your taking the time to write.

New York City's public housing system -- the oldest, largest, and best in the nation -- currently has more than \$6 billion in unmet capital needs, which are projected to increase to \$13.4 billion over the next five years. Infill, which has the potential to generate more than \$500 million of capital funding, is one of the most important tools we have to help confront the funding challenges NYCHA faces.

The concept of Infill is not a new one. It has been proposed for many years, and it is relatively straightforward. NYCHA will lease, not sell, underutilized land on its developments for private development. Of course, as you point out, its execution is nuanced and must be designed and undertaken in close collaboration with residents, surrounding communities, and local elected officials and community representatives.

As Chairman Rhea announced last September, we are committed to engaging in a robust and proactive consultation strategy with all of our stakeholders. The attachment to this letter outlines in detail the principles and structure of that process. We look forward to your continued feedback and assistance in making Infill a success. Our Administration also would be happy to arrange a joint meeting among your offices and NYCHA leadership to discuss your ideas for the Infill program.

Sincerely,

A handwritten signature in black ink that reads "Michael R. Bloomberg".

Michael R. Bloomberg  
Mayor

MRB:jk

## **NYCHA Infill Public Consultation Strategy**

NYCHA has commenced a consultation process to include tenants, nearby communities, local electeds, and other stakeholders. It started in 2012 and will run through developer selection in 4Q'13 and thereafter.

### **Pre-RFP Public Consultation (Fall 2012 – April 2013)**

Messaging and public feedback ambitions

- Communicate the need for infill and its core values/premises
- Develop key RFP structuring criteria with tenants/stakeholders

Outreach / consultation roadmap

- Comprehensive infill project description (+public comment) posted on Web
- Two rounds of briefings with local elected officials
- One round of outreach to tenant leaders at each development and RAB
- Open tenants' meetings at each site featuring public questions / comments
- Briefing to the three Community Boards in which the eight infill developments are located

### **Post-RFP Consultation (May 2013 – YE 2013)**

During RFP pendency (May – August)

- Participatory budgeting discussions with each infill development to identify core on-site priorities and schedule for application of some infill proceeds
- Engagement with non-infill developments on use of infill proceeds
- Ongoing consultation and discussion with key stakeholders

### **Selection of developers (August – November)**

- Selection process driven by committee of NYCHA technical staff
- NYCHA board to review and announce final selections, approve submission of Section 18 applications

### **Post Developer Selection (YE 2013 - 2014)**

Post-developer designation (November – 2014)

- Developers and NYCHA to engage in outreach / site planning consultations with residents
- NYCHA to commence infill site capital projects after ground leases are signed, independent of commencement of infill construction

NYCHA Campus		Site	Current Use	Total Floor Area*	Total New Apartments*
<b>Baruch Houses</b>	East Houston Street	Parking lot (54 spaces)	374,450 SF	405	
<b>Campos Plaza</b>	East 12 <sup>th</sup> Street Site	Parking lot (45 spaces), basketball and handball courts	90,000 SF	97	
	Madison Avenue Site	Parking lot (58 spaces)	742,000 SF**	262	
<b>Carver Houses</b>	Park Avenue Site	Parking lot (59 spaces)			
<b>Douglass Houses</b>	West 104 <sup>th</sup> Street Site	Parking lot (86 spaces)	735,000 SF	794	
	West 100 <sup>th</sup> Street Site	Parking lot (29 spaces)			
	Manhattan Avenue Site	Parking lot (83 spaces)			
	Madison Street Site	Parking lot (16 spaces)			
<b>LaGuardia Houses</b>	Rutgers Street Site	Parking lot (200 spaces), garbage compactor yard	255,000 SF	276	
	East 1 <sup>st</sup> Street Site	Seating area			
<b>Meltzer Tower</b>	Robert F. Wagner Place Site	Paved baseball field, basketball court	90,000 SF	97	
<b>Smith Houses</b>	South Street Site	Parking lot (200 spaces), garbage compactor yard	1,065,000 SF	1,151	
	3 <sup>rd</sup> Avenue / East 99 <sup>th</sup> Street Site	Parking lot (36 spaces), community facility and health clinic			
<b>Washington Houses</b>	East 99 <sup>th</sup> Street Site	Landscaped area	850,000 SF	919	
			<b>Total Residential Floor Area</b>	<b>3,701,450 SF</b>	<b>4,000</b>

\***Note:** Figures for proposed floor area and residential units are **estimates only** and are subject to revision.

\*\***Note:** Excludes 500,000 SF of community facility floor area.