



NYC
Department of
Housing Preservation
& Development

NextGen Neighborhoods

Frequently Asked Questions

What is NextGeneration NYCHA?

NextGeneration (NextGen) NYCHA is our 10-year strategic plan to achieve financial stability and improve residents' quality of life by creating safe, clean and connected communities.

What is NextGen Neighborhoods?

NextGen Neighborhoods is a program to build mixed-income housing on available NYCHA land to generate badly-needed revenue for capital repairs and to create more affordable housing.

Why is NYCHA pursuing NextGen Neighborhoods?

Billions in underfunding by all levels of government created a \$17 billion capital budget deficit, resulting in rapidly deteriorating buildings and severely damaging NYCHA's ability to provide needed repairs. NYCHA is exploring all options to fund operations, necessary repairs and updates to NYCHA buildings.

How does underfunding and NYCHA's \$17 billion capital budget deficit impact residents?

Residents live with leaky roofs, unreliable heating systems, broken elevators, and a host of other problems. Without new sources of funding, hundreds of thousands of New Yorkers will experience worsening problems that the Authority will be unable to address.

What are the goals and benefits of NextGen Neighborhoods?

1. Saving NYCHA: NextGen Neighborhoods is a critical part of achieving NextGen NYCHA's goal to preserve and strengthen developments for current and future generations.
2. Completion of long overdue and desperately needed repairs and upgrades.
3. Increased affordable housing in New York City.
4. Temporary and permanent job opportunities.

Is NextGen Neighborhoods privatization?

No. NextGen Neighborhoods is not privatization. Developments will continue to be completely owned and managed by NYCHA. The Authority is not selling any land and the new building will be constructed on leased land.

Will residents be engaged as part of NextGen Neighborhoods?

Yes. Resident engagement is an important part of the NextGen Neighborhoods process. Through regular meetings and visioning sessions, residents living at NextGen Neighborhood developments will have many opportunities to learn and ask questions and provide input and feedback regarding how cash should be spent at their development.

Will any NYCHA residents have to move?

NextGen Neighborhoods exists to keep NYCHA families in their homes. No public housing residents will need to move because of the new developments.

Will NYCHA residents have priority in the new building? How will the new units be marketed?

NYCHA residents will be given priority for the affordable units at the new development. New affordable units will be marketed publicly and leased through the City's affordable housing application and lottery.



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What are the income guidelines for the 50% affordable housing portion?

NYCHA will pursue the deepest affordability possible. Fifty percent of the new units will be dedicated to families earning less than 60% of the Area Median Income (AMI), which is about \$51,540 for a family of three.

How much revenue will the NextGen Neighborhoods program generate?

Based on our preliminary analysis, this program could generate \$300 to \$600 million over the next 10 years.

How will the revenue be spent?

The revenue will be used for infrastructure improvements and towards the preservation of public housing units across NYCHA and a significant portion will be dedicated for residents at the NextGen Site. Residents will set priorities for repairs, social services and community spaces.

Will NYCHA build, fund or manage the new NextGen Neighborhoods affordable housing buildings?

No. NYCHA will lease the land and our partners will build, fund and manage the new building.

How are NextGen Neighborhoods sites selected?

Many factors go into the selection process, including where there is available land, the capital needs of the developments, affordable housing needs of the neighborhood and the potential to generate revenue.

Will NYCHA be selling or leasing the land?

NYCHA will continue to own the land through a ground lease.

How will the affordable and market-rate units be distributed throughout the building?

The market-rate and affordable units will be equally dispersed throughout the new building.

How will job opportunities work at the NextGen Neighborhood sites?

NYCHA will match residents with job and training opportunities related to new construction. Since this program does not utilize federal funding, HUD's Section 3 rules will not apply.

Where can I go to find out more information about NextGen Neighborhoods?

NYCHA's Website! Visit us at [<http://on.nyc.gov/ngneighborhoods>]. Residents will also be able to engage with the LaGuardia community through the new dedicated NextGen Neighborhood online site.