

What is **Infill** ?

Part of the NYCHA Real Talk series

NYCHA buildings need repairs

What's NYCHA's plan?

NYCHA buildings need \$40 billion in repairs!

NYCHA has two ideas to raise funds with some new programs:

- The plans are called “NYCHA 2.0” and “A Blueprint for Change”



What's NYCHA's plan?

There are a few different programs that are part of NYCHA 2.0. They all have some good parts and some bad parts.

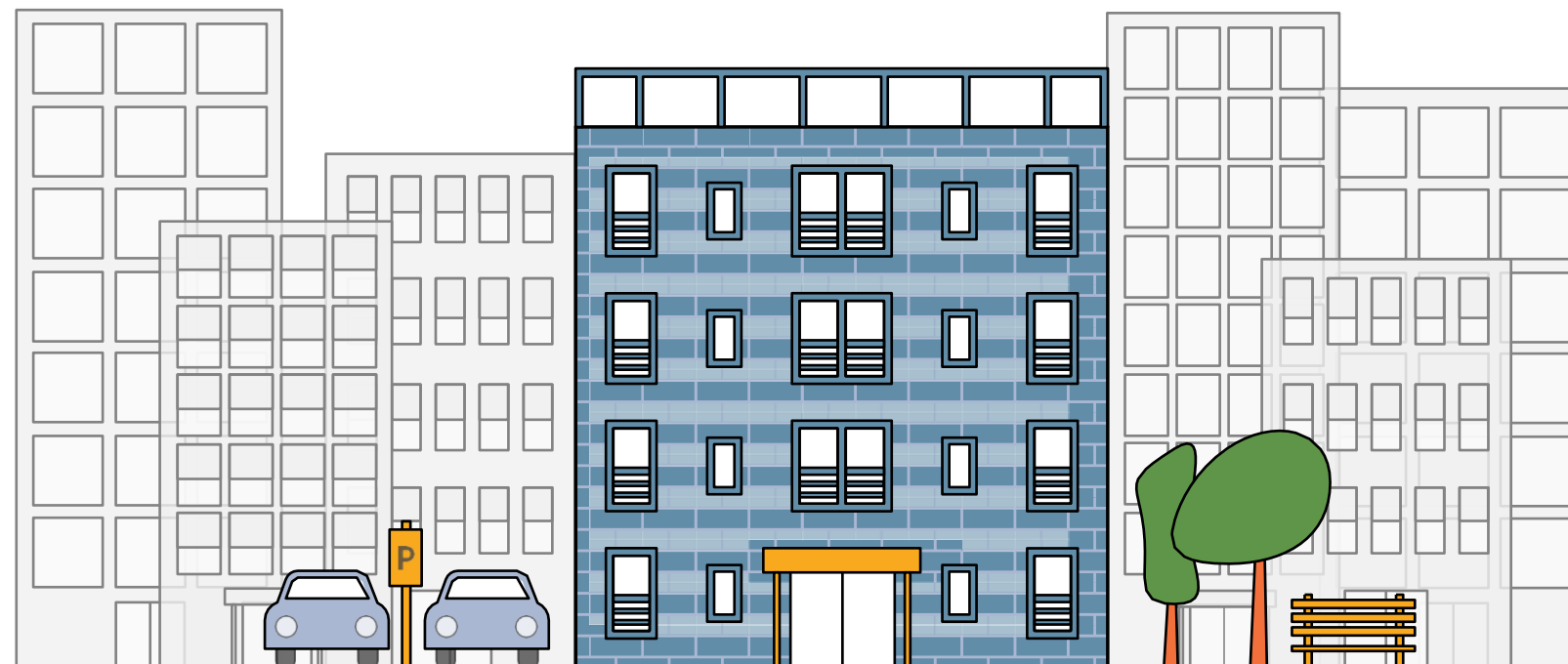
- RAD/PACT
- Infill
- Transfer of Development Rights (TDR)



What is Infill?

“Infill” is the idea of building in areas between existing buildings, that don’t have buildings on them now, like playgrounds, lawns, or parking lots. This is one of the programs NYCHA might use to try to solve their problems. It allows NYCHA to lease land around NYCHA buildings to be used to build housing.

You might also hear this called “Build To Preserve.”



How does Infill work?

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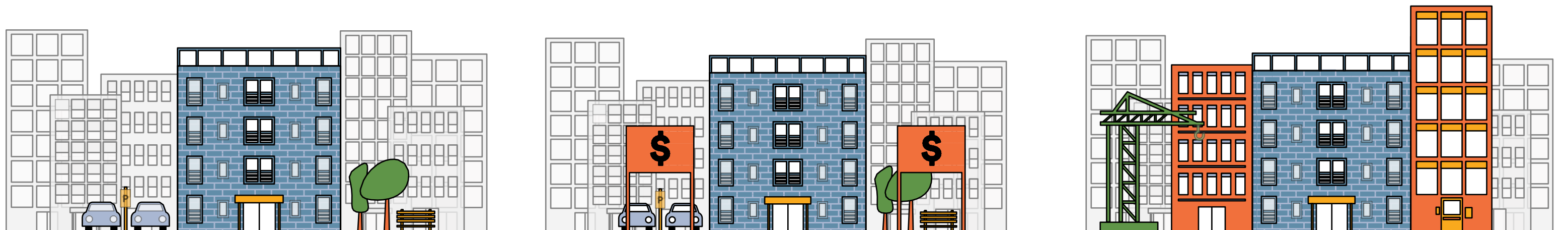
NYCHA properties have land that is used for parking lots, playgrounds, and lawns — not just buildings

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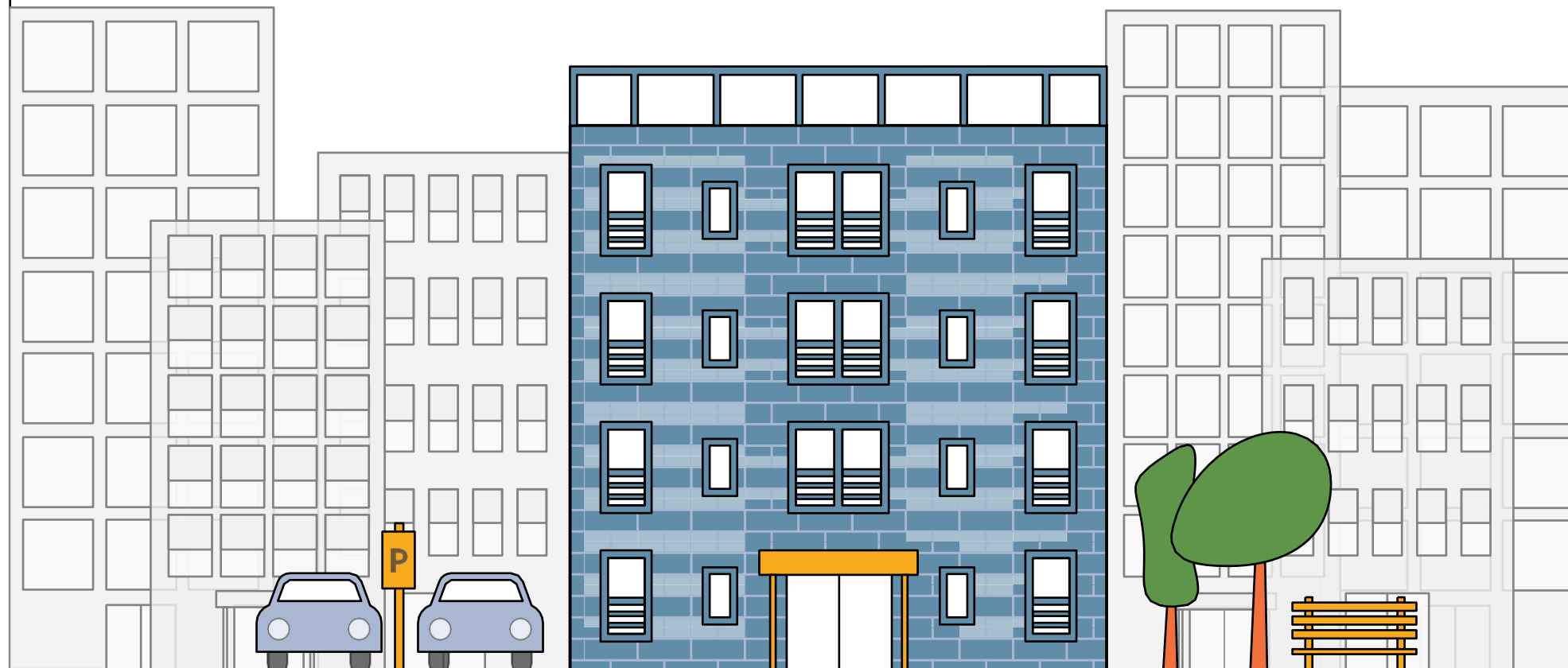
NYCHA can lease this land and the rights to build on it to private developers

3

Those leases can bring in money for NYCHA



How does Infill work?

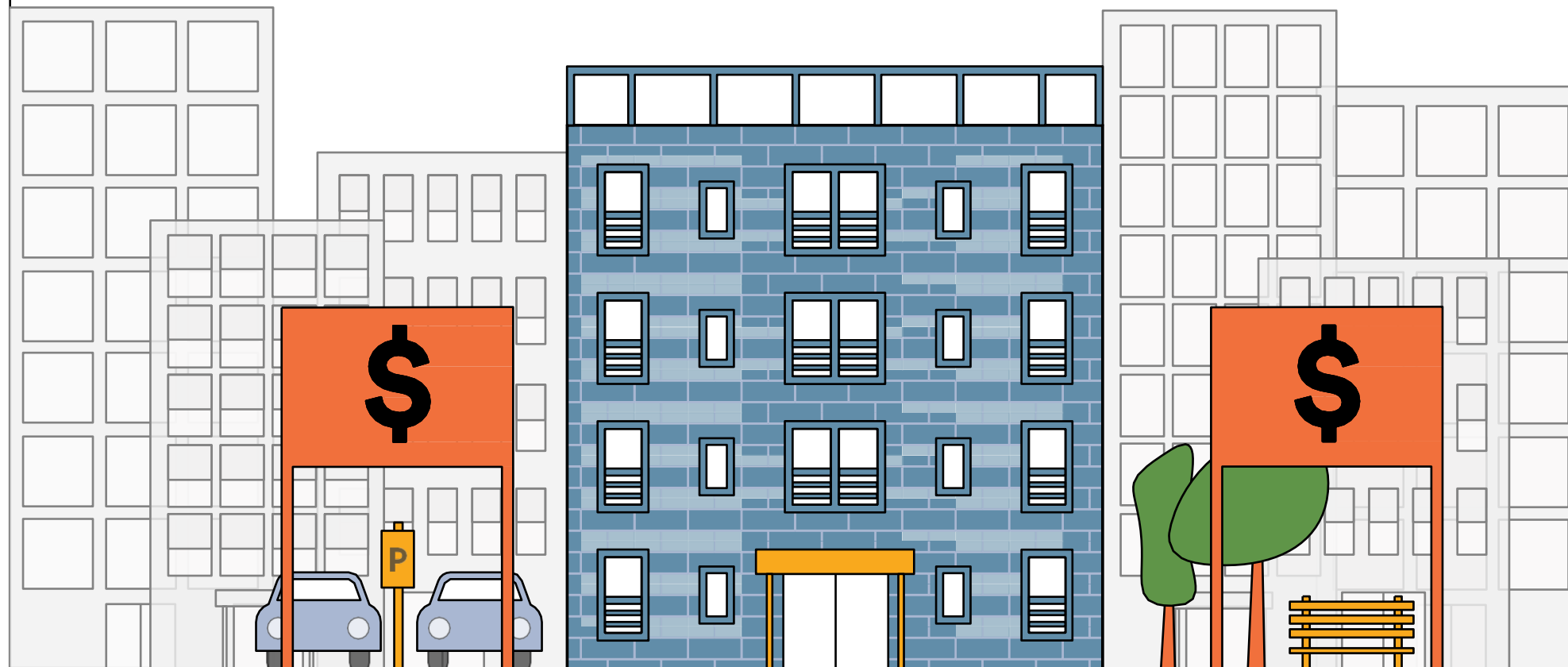


- 1 NYCHA properties have land that is used for parking lots, playgrounds, and lawns — not just buildings**

Zoning laws in NYC say how much you can build on any piece of land.

Most NYCHA properties don't have the full amount of building on them that the zoning laws allow them to have.

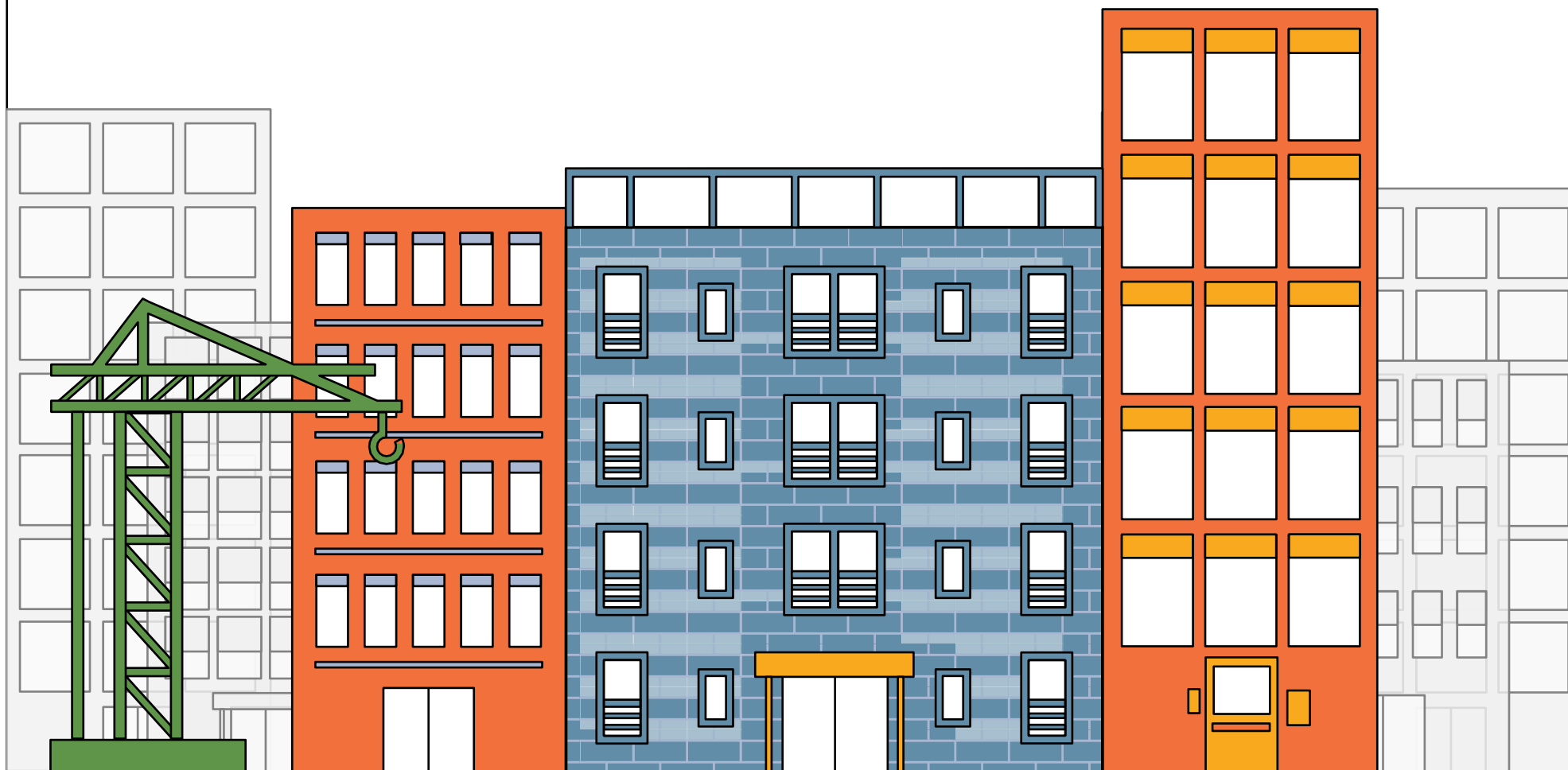
How does Infill work?



- 2 NYCHA can lease this land, and the rights to build on it, to private developers**

The difference between what is actually built and the maximum amount of building that could be built is called the “unused development rights.”

How does Infill work?



Those leases can bring in money for NYCHA

This space is leased to private developers to build housing on it. The money from the lease could be put back into your NYCHA development to pay for needed repairs. However, that's just what NYCHA says Infill will do.

Does NYCHA really make money from it?

Most of the Infill buildings that are being built are 100% affordable housing, not 50/50 affordable/market rate buildings, which would have made more money for NYCHA.

The affordable housing is being leased for almost nothing.

This means that NYCHA isn't making money from leasing their land.

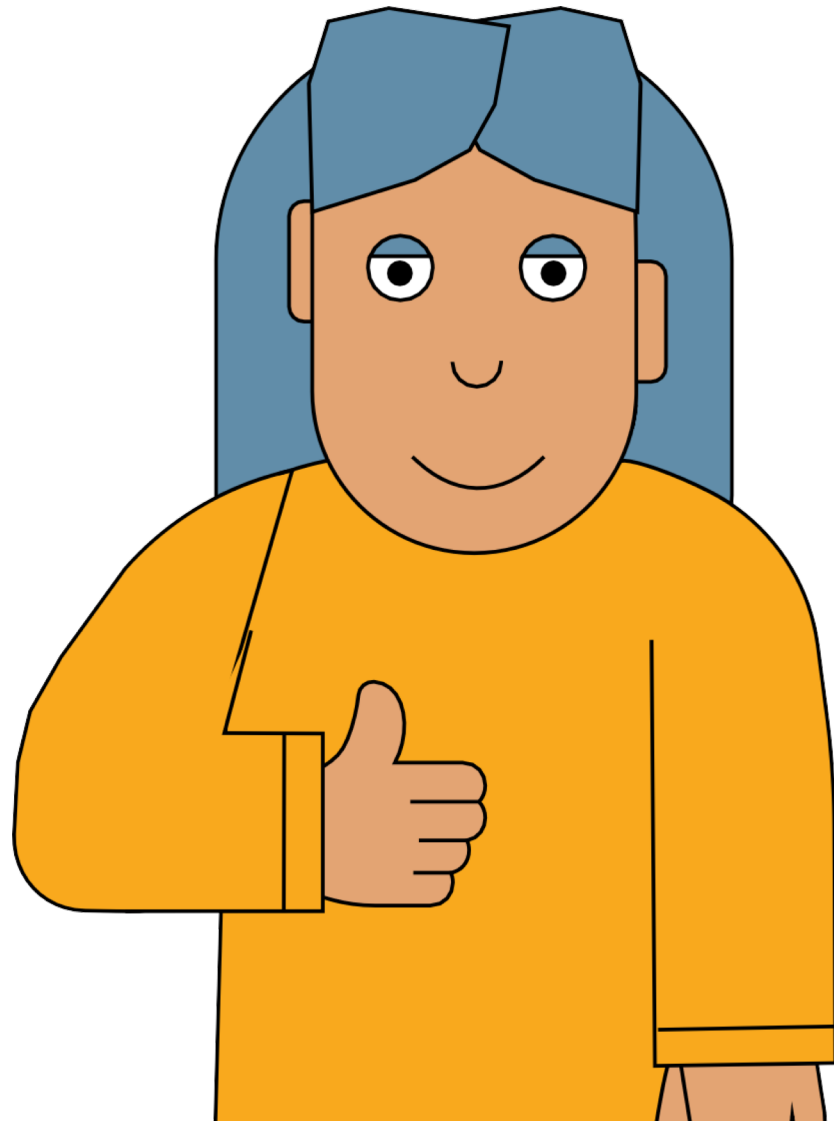


How hard is it to do this?



- If NYCHA wants to lease a part of a development, it has to go through the U.S. Department of Housing and Urban Development (HUD) approval process.
- This means NYCHA has to listen to resident input! If you disagree with their plans to lease land, make sure your voice is heard.

NYCHA says residents will benefit from...



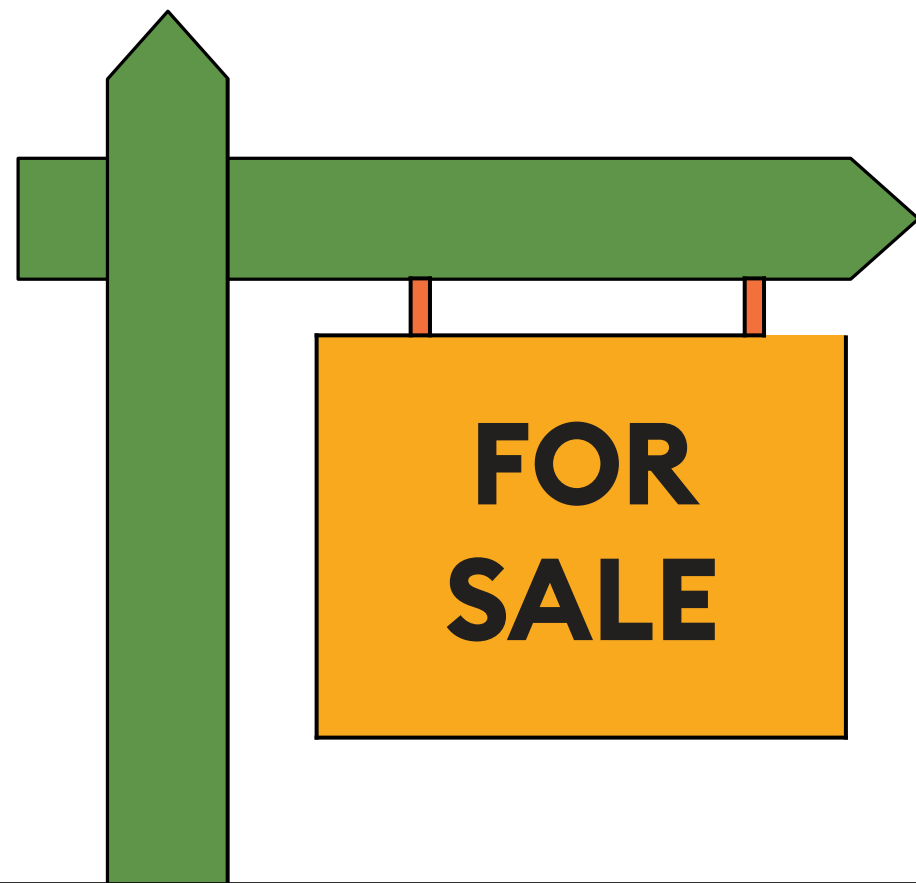
The program raising money for badly needed repairs and renovations

How could NYCHA residents lose out?



- ✘ New development will replace valuable green spaces, parking, and playgrounds around NYCHA developments
- ✘ Affordable housing will not create very much money for NYCHA
- ✘ NYCHA might start selling undeveloped land to developers for market-rate housing
- ✘ If new buildings for wealthier people are built near NYCHA buildings, wealthier people will move into those apartments, and the neighborhood
- ✘ The new units probably won't go to current NYCHA residents

Are there other ways for NYCHA to benefit from their unused development rights?



- Instead of building on NYCHA property, the unused development rights could be sold to developers to use on other properties next to the NYCHA property.
- This is called “Transfer of Development Rights” (TDR).
- It is another option included in NYCHA 2.0.

What's the difference between the programs of NYCHA 2.0?

RAD/PACT	Infill	TDR
<ul style="list-style-type: none"> • A private landlord will manage your building instead of NYCHA • Building is converted from Section 9 to Project-Based Section 8 • Ongoing payments from the government and the tenants will go to the private landlord instead of NYCHA 	<ul style="list-style-type: none"> • NYCHA still manages your building • A new building replaces land that might be a playground or lawn on NYCHA property right now • NYCHA says that money raised will be used to make repairs to your NYCHA building, but money isn't being raised right now 	<ul style="list-style-type: none"> • NYCHA still manages your building • NYCHA makes money by selling unused development rights to private developers to build near NYCHA buildings • One-time payment from the developer is used to make repairs to NYCHA buildings

**What's going on in
your development?**

What can you do to get involved?



- 1 Get involved in your NYCHA resident association. This is a good way to find out if the city or NYCHA plans to bring any of these programs to your development
- 2 Talk to your neighbors
- 3 Attend public meetings
- 4 Contact local community organizations
- 5 Contact your City Council Member

Questions/Discussion