

What is Infill?

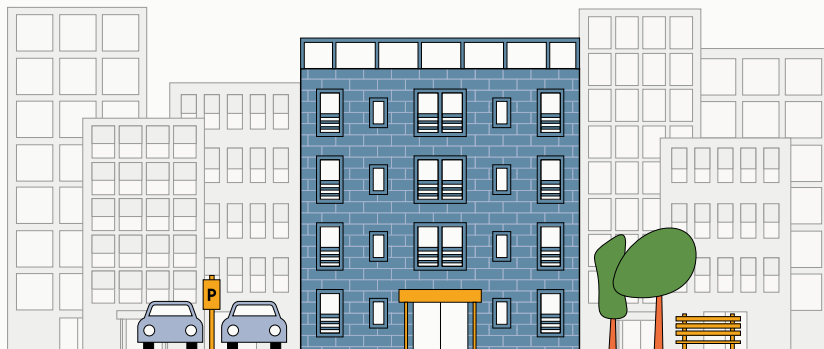
“Infill” is one of the programs that the New York City Housing Authority (NYCHA) is using to try to solve their funding problems. It allows NYCHA to lease land around NYCHA buildings to be used to build new housing. You might also hear this called “Build To Preserve.”

How does it work?

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

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

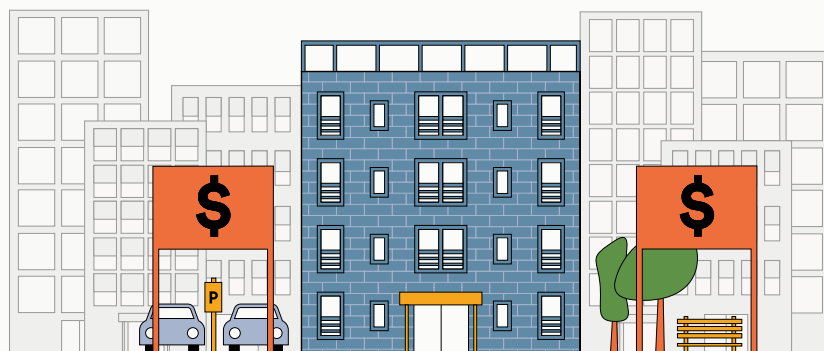
But most NYCHA properties don't have the full amount of building on them that the zoning law allows them to have.



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.”

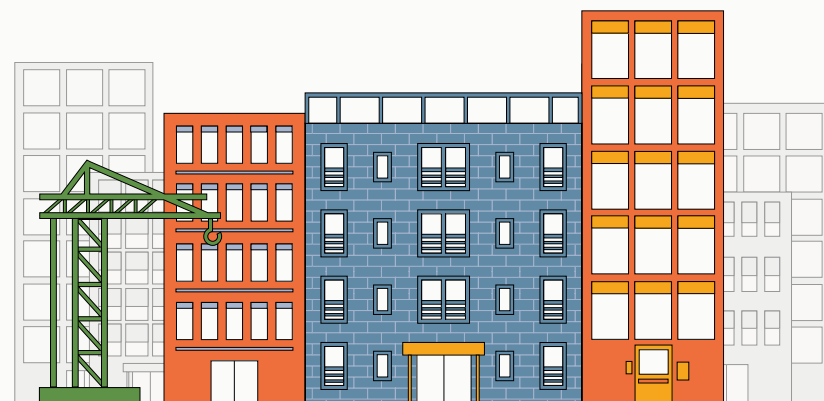
Sometimes, this is just called “development rights.”



3 Those leases bring in money for NYCHA

This land is leased to private developers to build housing on it using NYCHA's unused development rights.

The money from the lease could be put back into your NYCHA development.



Does NYCHA really make money from it?

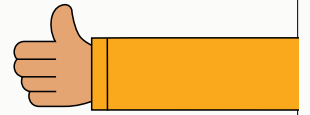
Most of the infill buildings that are being built are 100% affordable housing. Not 50/50 affordable/market rate buildings, which would have made more money for NYCHA.

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



How could NYCHA residents benefit?

- ✓ NYCHA says residents will benefit from the program raising money for badly needed repairs and renovations to buildings.



How could NYCHA residents lose out?

- ✗ New developments will replace valuable green spaces, parking, and playgrounds around NYCHA campuses.
- ✗ Affordable housing will not create very much money for NYCHA.
- ✗ In the long run, 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 private developers to build near NYCHA developments.

This would “transfer” the development rights to the private developer, and they can then build more on their property, while nothing new would be built on NYCHA property.

This is called Transfer of Development Rights (TDR).

It is another funding option NYCHA is considering.



What can you do to get involved?

- 1 First, get involved in your NYCHA resident association to find out if the city or NYCHA plans to bring any of these programs to your development.
- 2 Talk to your neighbors.
- 3 If NYCHA holds public meetings about these programs in your NYCHA development, show up and make your voice heard!
- 4 Contact local community organizations that are organizing around these NYCHA strategies.
- 5 Contact your City Council Member and let them know if you think Infill is a good thing for NYCHA to do.

