

## NYCHA Fulton, Elliot-Chelsea Houses

Working Group Meeting #1

Thursday, October 24, 2019 @ Hudson Guild Elliott Center – 441 W. 26<sup>th</sup> Street

### Purpose

- Re-group, re-cap and move forward together
- Provide clarity on process structure, roles and timeline
- Build consensus on goals – hear from everyone in the room
- Plan next steps

### Outcomes

- Big picture goals identified + agreed to
- Shared understanding of ground rules, structure and roles
- Draft agenda for WG #2

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### Agenda

#### 1. Welcome – 20 MIN

*Betsy MacLean, Hester Street*

*Mayor Bill de Blasio*

*NYC Council Speaker Corey Johnson*

*Manhattan Borough President Gale Brewer*

*Miguel Acevedo, Fulton Houses RA President*

*Darlene Waters, Elliott-Chelsea Houses RA President*

#### 2. Introductions + Goals – 30 MIN

*Ibrahim Abdul-Matin, Hester Street*

#### 3. What We've Heard: Engagement to Date – 15 MIN

*NYCHA Chair Greg Russ and Deputy Mayor Vicki Been*

#### 4. Ground Rules, Structure + Roles – 30 MIN

*Betsy + Ibrahim, Hester Street*

- a. Structure
- b. Ground Rules + Roles
- c. Decision making

#### 5. Schedule + Planning for WG Meeting #2 – 20 MIN

*Betsy, Hester Street*

#### 6. Wrap Up & Next Steps – 5 MIN

*Ibrahim, Isella and Barbara, Hester Street*

**Goals**

- Understand the ins and outs of RAD/PACT
  - Discuss outreach for public events moving forward
  - Draft an agenda, identify presenters, etc. for next meeting
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**Agenda****1. Welcome, Introductions + Agenda – 5 MIN****2. Process Update – 10 MIN**

*Meeting attendance, confidentiality*

**3. Triborough Case Study & International Examples – 85 MINS**

*In December 2014, NYCHA transitioned the management of six Section 8 developments comprised of 874 apartments to a new public-private partnership known as Triborough Preservation Partners. This transaction brought in \$80 million for renovations as well as new property management. Jessica Katz from Citizens Housing and Planning Council (CHPC) will present on their findings from an evaluation of the project.*

*Jessica will also present on innovations in public housing management and redevelopment from London.*

*We'll pause in between each presentation for Q+A. In total, the presentation will last approximately 30-45 minutes with another 30-45 minutes for Q+A and discussion.*

**4. WG #9 Agenda – 15 MINS**

*We'll discuss the process timeline and recent outreach efforts.*

*For WG #9, Lucy Newman from Legal Aid has volunteered to present on tenant protections and their audit of eviction cases under RAD. Other suggestions include: resident management examples/case studies, and a review of a sample RAD scope of work. WG Members will have an opportunity to suggest additional agenda items and/or presenters for next week's meeting.*

**5. Next Steps – 5 MINS**

*Mayoral Town Hall – Thurs, Dec 19<sup>th</sup> – 6:30PM (doors open at 5:30PM)  
@ Bayard Rustin Educational Complex – 351 West 18<sup>th</sup> Street*

*WG Meeting #9 – Tues, January 7<sup>th</sup> – 6:30PM @ Hudson Guild*

## Goals

- Understand the ins and outs of RAD/PACT
- Discuss outreach for public events moving forward
- Draft an agenda, identify presenters, etc. for next meeting

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## Agenda

**1. Welcome, Introductions + Agenda – 5 MIN**

**2. NYCHA 2.0 Deep Dive – 70 MINS**

*The NYCHA team will present on NYCHA 2.0, using, in part, the questions generated by the Working Group to shape their presentation.*

*The presentation will last approximately 30 minutes with another 30-45 minutes for Q+A and discussion.*

**3. Public Events + Outreach Efforts – 20 MINS**

*Recognizing how important it is for the Working Group effort to maximize participation in public sessions, we'll discuss outreach best practices and build consensus on how we'll conduct outreach moving forward.*

**4. WG #8 Agenda – 20 MINS**

*We'll discuss the process timeline to plan for January 2020.*

*For WG #8, we've discussed doing a deep dive on tenant protections and highlighting international examples of innovative public housing revenue generation. Members will have an opportunity to suggest additional agenda items and/or presenters for next week's meeting.*

**5. Next Steps – 5 MINS**

*WG Meeting #8 – Tues, Dec 17<sup>th</sup> – 6:30PM @ Hudson Guild*

*Mayoral Town Hall – Thurs, Dec 19<sup>th</sup> – 6:30pm @ **Tentative Location:**  
Bayard Rustin Educational Complex – 351 West 18<sup>th</sup> Street (between 8<sup>th</sup> + 9<sup>th</sup> Avenue)*

## Purpose

- Review Fulton, Elliot-Chelsea Houses Physical Needs Assessment in detail
- Dig in deep on TDR (Transfer of Development Rights)
- Review draft agenda and activities for public workshop series #1
- Plan for next meeting

## Outcomes

- Better understanding of the capital need specific to Fulton and Elliot-Chelsea Houses
- Firm grasp of TDR – what it is, what it isn't, how it could work at Fulton and Elliot-Chelsea, the pros + cons
- Feedback on public workshop agenda and activities to be finalized for next week's workshops
- Draft agenda for WG #4

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## Agenda - **DRAFT**

1. **Welcome, Introductions + Agenda – 10 MIN**
2. **Physical Needs Assessment – Fulton & Elliot-Chelsea Houses – 30 MINS**  
Vic Bach, Community Service Society  
Matt Charney, NYCHA

*Vic and Matt will follow up on last week's intro presentation about overall NYCHA context/need with a presentation of the Fulton and Elliot-Chelsea Houses physical needs assessment. We'll work together to understand the physical needs assessment process as well as the findings.*

*The presentation will be approximately 15-20 minutes long and is based, in part, on the questions WG members raised at our last meeting.*

*A large group discussion of about 10-15 minutes will follow.*

3. **TDR, CB 4 Proposal & Chelsea Affordable Housing Fund – 50 MINS**  
Chelsea Kelley & Rosa Kelly, City Council Land Use Division  
Joe Restuccia, CB 4

*Chelsea, Rosa and Joe will follow up on last week's intro presentation to take a deeper dive into Transfer of Development Rights, the CB4 proposal and the Chelsea Affordable Housing Fund.*

*The presentation will be approximately 20-25 minutes long and is based, in part, on the questions WG members raised at our last meeting.*

*A large group discussion of about 20-25 minutes will follow.*

**4. Additional Questions + WG Meeting #5 Agenda – 15 MINS**

*Members will raise any additional questions they have about TDR and/or topics they'd like to address and/or learn more about. These questions will help shape presentations in future meetings.*

*We'll then decide together what we'd like to discuss in more detail at our next meeting. This will be a chance for members to suggest additional agenda items and/or presenters for next week's meeting.*

**5. Public Engagement – 35 MINS**

*In preparation for the public workshops on 11/20 and 11/21, we've taken the ideas generated at our last WG meeting and turned them into a draft agenda and activities. HST will present the agenda and activities to the large group.*

*Then we'll break up into small groups to offer targeted feedback for each workshop component and/or activity.*

*After about 20 minutes in small groups, each group will nominate a representative to report back to the large group the 2-3 things they think are MOST IMPORTANT to include in and/or change about the workshop design.*

*HST will take all of the feedback, incorporate as possible and finalize workshop agenda. We will also ask WG members to volunteer as facilitators and help with outreach.*

**6. Next Steps – 10 MIN**

- *Public Workshops –*
  - *Wednesday, Nov 20<sup>th</sup>, 6-8pm @ IS 70*
  - *Thursday, Nov 21st, 6-8pm @ TBD*
  - *Facilitator Training – Monday, Nov 18<sup>th</sup> - time & location TBD*
  
- *WG Meeting #5 – Tuesday, Nov 26<sup>th</sup> – 6:00PM @ Hudson Guild*

**Purpose**

- Provide an overview of a variety of revenue strategies/solutions
- Hear about WG member concerns and/or questions re: specific solutions
- Gather ideas for public workshop series #1
- Plan for next meeting

**Outcomes**

- Questions and research needs to explore in depth in future meetings
- List of ideas for public workshop series #1 that HST will turn into draft format, agenda and content for discussion at our next meeting
- Draft agenda for WG #4

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**Agenda**

1. Welcome, Introductions + Agenda – 10 MIN
2. Presentations + Discussion – 80 MINS  
*Presenters will provide an overview of revenue strategies/solutions in preparation for deeper dive presentations at future Working Group meetings. Each presentation will be 5 minutes long and is based, in part, on the questions WG members raised at our last meeting.*

*After each presentation we will open it up to the group for questions and discussion for 10 minutes.*

- a. Context/Need – Vic Bach, Community Service Society
  - b. RAD/PACT – Lucy Newman, Legal Aid
  - c. Transfer of Development Rights (TDR) – Chelsea Kelley, City Council Land Use Division
  - d. NYCHA Fulton Concept – Matt Charney, NYCHA
  - e. Legislative Solutions
    - i. Federal – Robert Atterbury, Rep. Nadler’s Office
    - ii. State – Matt Tighe, Assemblyman Gottfried’s Office
    - iii. City – Sarah Gastelum, City Council Finance
3. Additional Questions + WG Meeting #4 Agenda – 15 MINS  
*Members will raise any additional questions and/or topics they’d like to address and/or learn more about. These questions will help shape presentations in future meetings.*

*We'll then decide together which of the solutions presented we'd like to discuss in more detail at our next meeting. Also any other people/presenters we would like to hear from. This will be a chance for members to suggest additional agenda items for next week's meeting.*

4. Public Engagement – 35 MINS
  - a. Small Groups – 20 MINS
  - b. Report Back to Large Group – 15 MINS

*In preparation for the public workshops on 11/20 and 11/21, we'll take suggestions for workshop content – what we think NYCHA residents most want to hear and talk about.*

*We'll break up into small groups to discuss. Each group will nominate a notetaker and a representative to report back. Everyone in the group should have an opportunity to speak/share their opinion.*

*After the discussion, each small group representative will report back to the large group with the 2-3 big takeaways from their group discussion.*

*HST will take notes during the discussion and collect all notes and activity sheets from the groups. HST will take all of the feedback, develop draft workshop agenda, format and activities that we will share with the Working Group at our next meeting – 11/12.*

5. Wrap-Up + Next Steps – 5 MIN  
**WG Meeting #4 - Tuesday, November 12<sup>th</sup> – 6:30PM @ PS 33, 281 9<sup>th</sup> Ave**

## Purpose

- Re-visit ground rules – build consensus
- Provide further clarity on process structure, roles and timeline
- Develop work plan for process together
- Surface and catalog questions and research needs to explore in depth in future meetings

## Outcomes

- Group agreement to ground rules and decision-making
  - Shared understanding of process structure, roles + timeline
  - Collaborative work plan
  - Research and presentation needs identified and assigned
  - Draft agenda for WG #3
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## Agenda

1. Welcome, Introductions + Agenda – 10 MIN  
*Betsy + Ibrahim, HST*
2. Goals, Ground Rules, Structure + Roles – 20 MIN
3. Decision Making – 15 MIN
4. Collaborative Work Planning – 35 MIN  
*Small groups of 10-12 people each, facilitated by Ibrahim, Isella, Barbara and Betsy, HST*
5. Public Engagement – 25 MIN  
*Isella Ramirez, HST*
6. Next Mtg Agenda & Next Steps – 10 MIN  
*WG Meeting #3 - Thursday, November 7<sup>th</sup> – 6:30PM @ PS33*

Chelsea Working Group

**Meeting #21**

11/05/20

4:00pm-5:30pm

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## **AGENDA**

- 1. Welcome + Post-Election Check-In [15 Min]**
  - a. Name, pronoun, and affiliation
  - b. Post-election reflections
  
- 2. Engagement – Info Sessions Prep [20 Min]**
  - a. Review draft agenda
  - b. Establish WG roles
  - c. Review outreach strategies
  
- 3. Engagement – Phone calls + tabling [10 Min]**
  - a. How will it work?
  - b. Schedule + sign-up
  
- 4. Engagement – Printed Materials [20 Min]**
  - a. Upcoming Deliverables
  - b. Review Period and Deadlines
  
- 5. Subcommittee Updates [20 Min]**
  - a. Communications Subcommittee – first meeting on Wednesday
  - b. Capital Finance
  - c. Resident Rights
  - d. Resident Engagement
  
- 6. Next Steps [5 Min]**
  - a. Next Working Group Meeting – November 5, 2020
  - b. Engagement Activities Sign Up