

SPACE

Deep thoughts on the future of NYCHA land

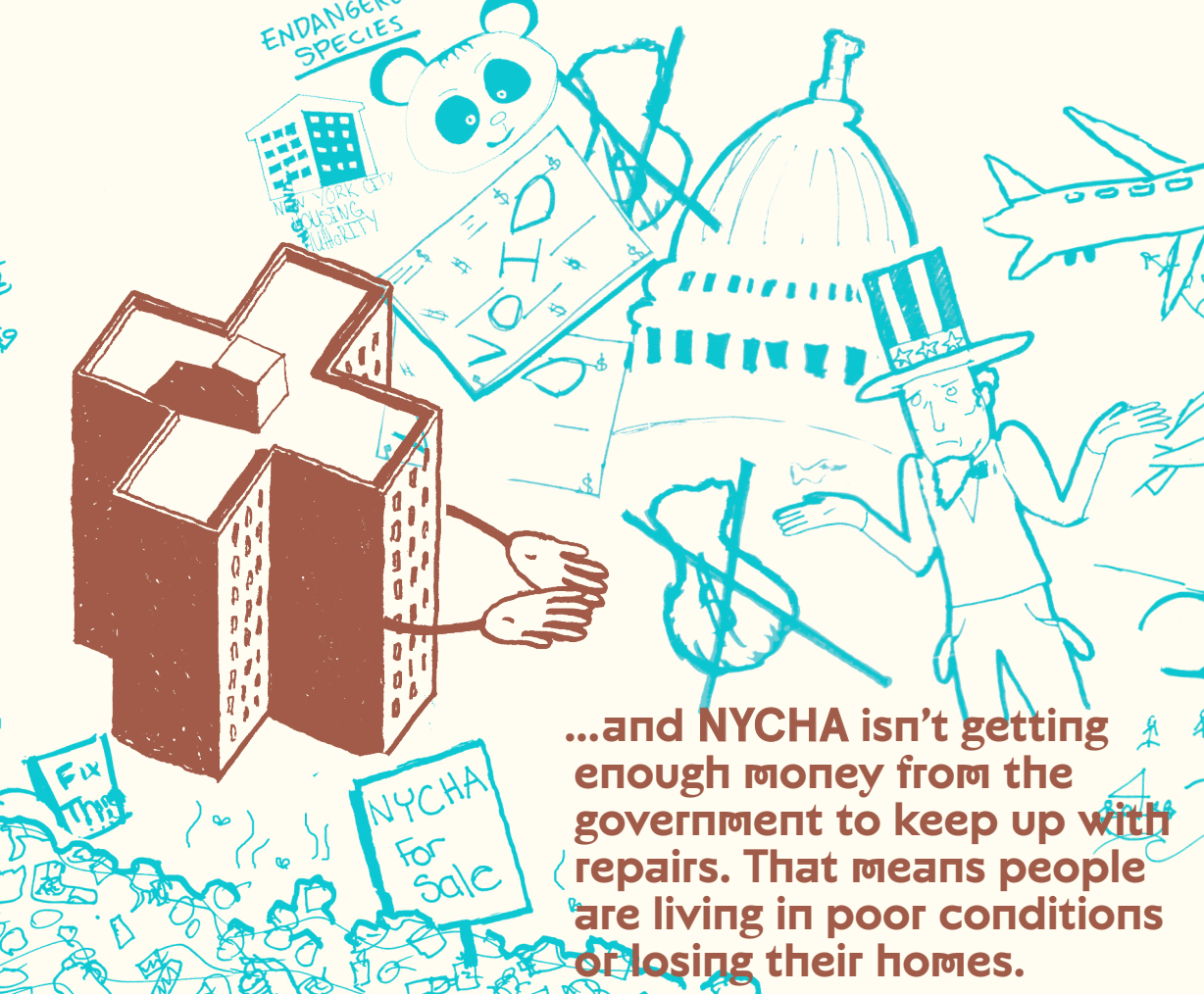
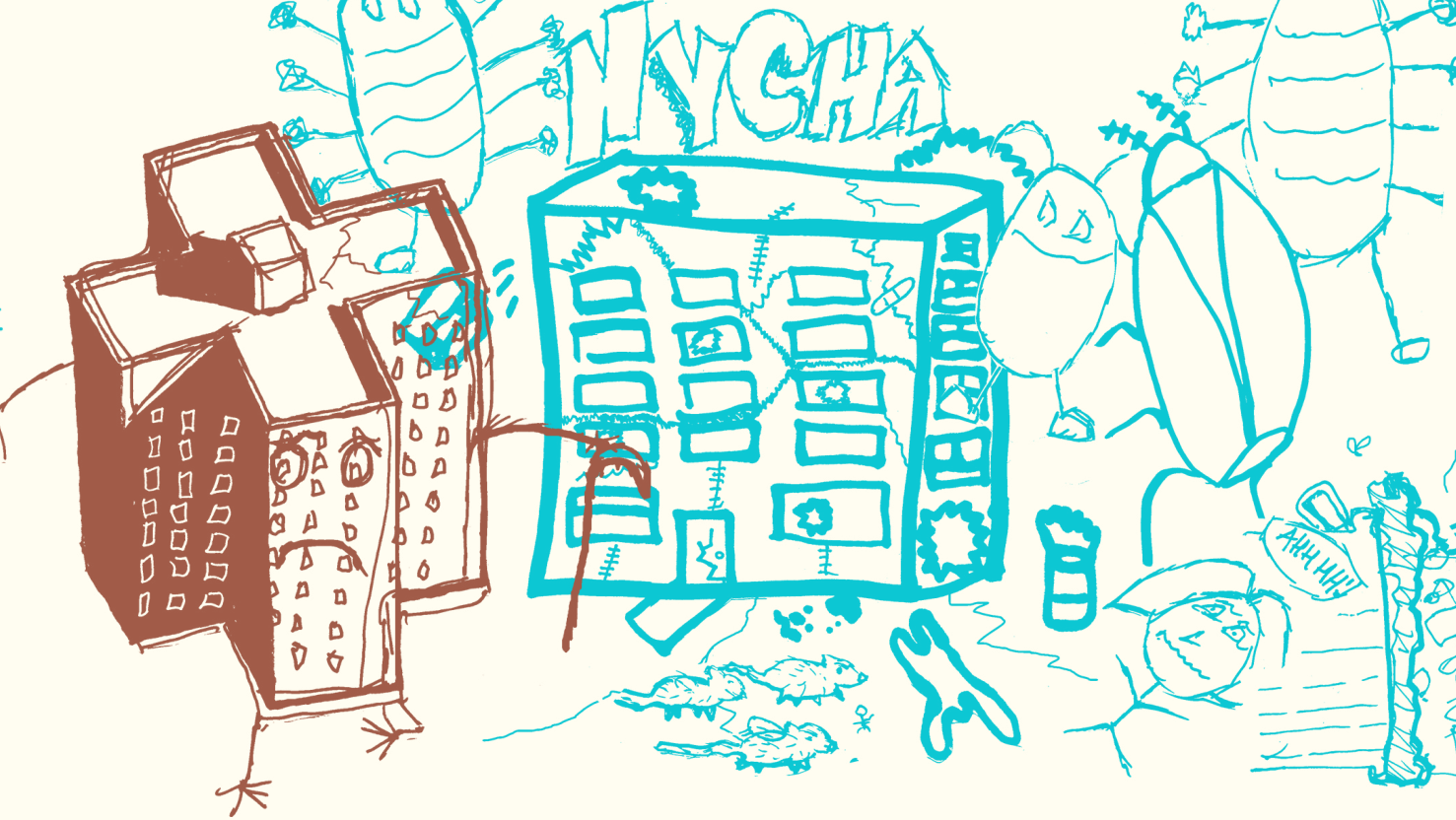
Did you know that over 400,000 New Yorkers live in public housing? The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. Built as far back as the 1930s, many of the buildings are getting old and need repairs.

In the past, NYCHA has suggested using its land as a source of money. Others think this is a bad idea and want NYCHA residents to have more of a say about what happens on the land.

This poster lays out different opinions about the future of NYCHA land and how you can participate.

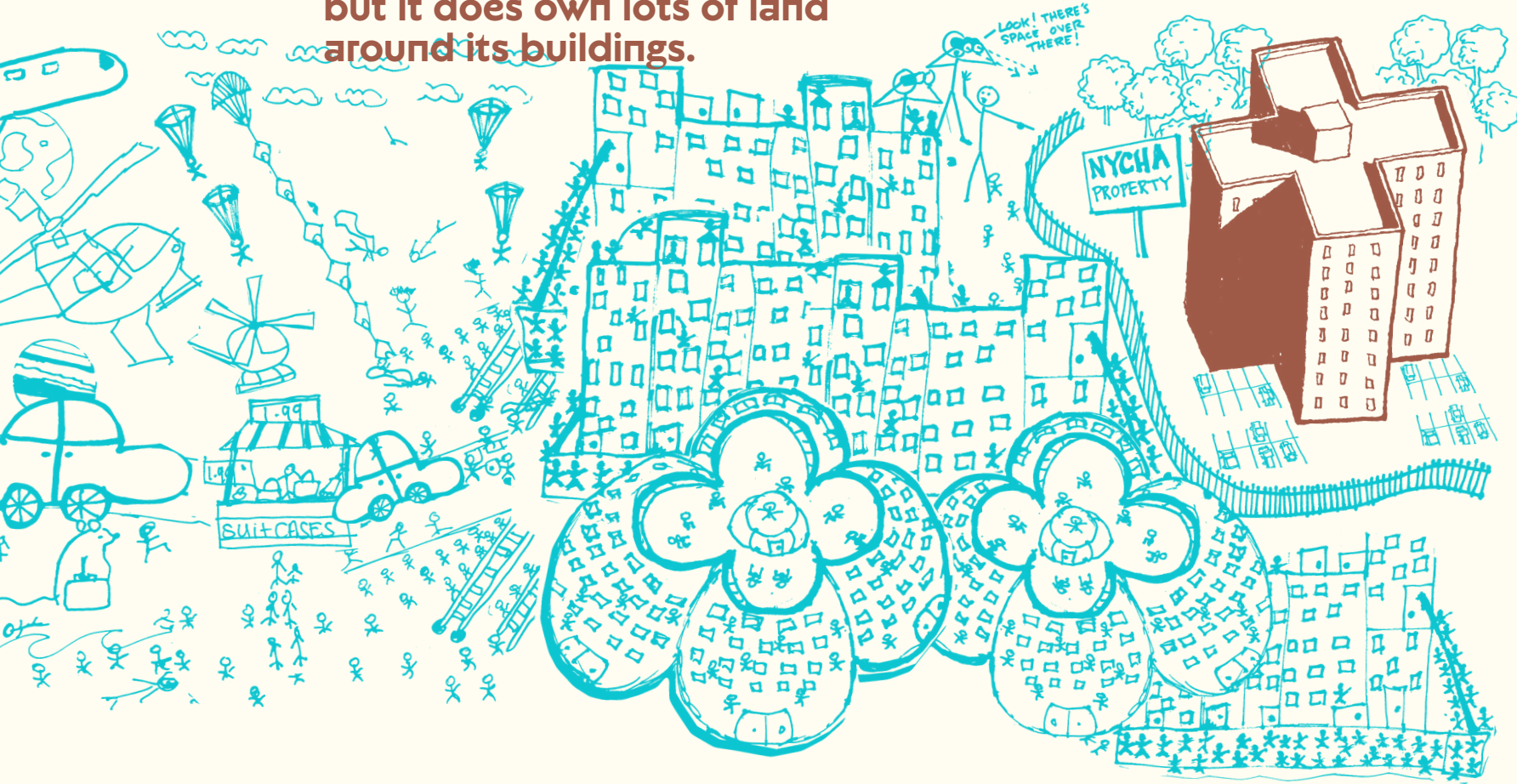
What are the issues?

NYCHA's biggest challenges are aging and decaying buildings...



...and NYCHA isn't getting enough money from the government to keep up with repairs. That means people are living in poor conditions or losing their homes.

NYCHA doesn't have money, but it does own lots of land around its buildings.



So what should we do?

"Some say NYCHA could leverage almost \$50 billion based on the value of their land alone."

— Aaron Koffman, Director of Affordable Housing, The Hudson Companies Inc.

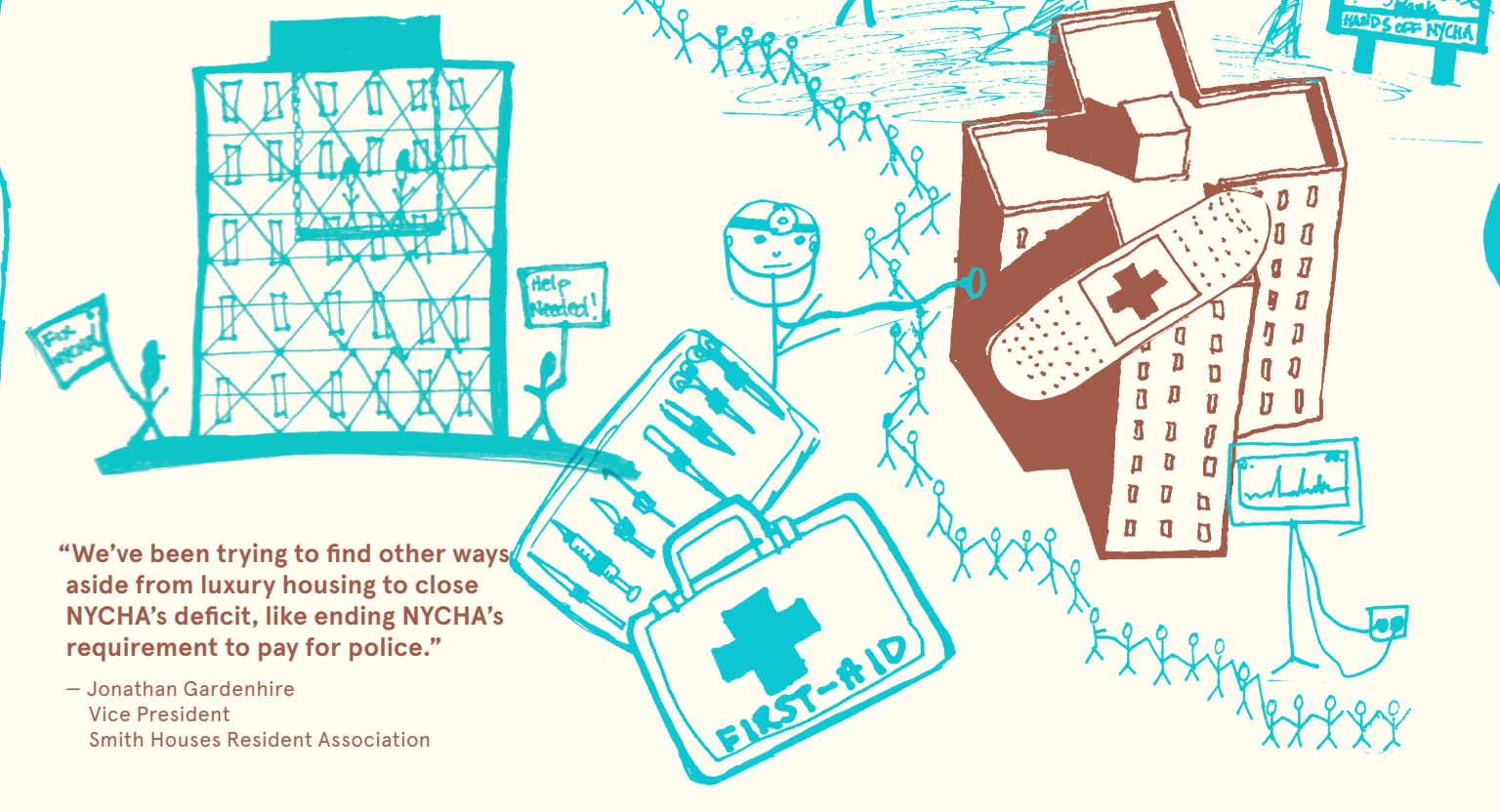


Some think that if any new buildings go up, they should benefit people who already live there.

"In these communities, there just aren't enough spaces for young people or seniors to hang out."

— Sondra Youdelman, Executive Director, Community Voices Heard (CVH)

Some think NYCHA shouldn't build anything, and should find other ways to pay for repairs.



"We've been trying to find other ways aside from luxury housing to close NYCHA's deficit, like ending NYCHA's requirement to pay for police."

— Jonathan Gardenhire, Vice President, Smith Houses Resident Association

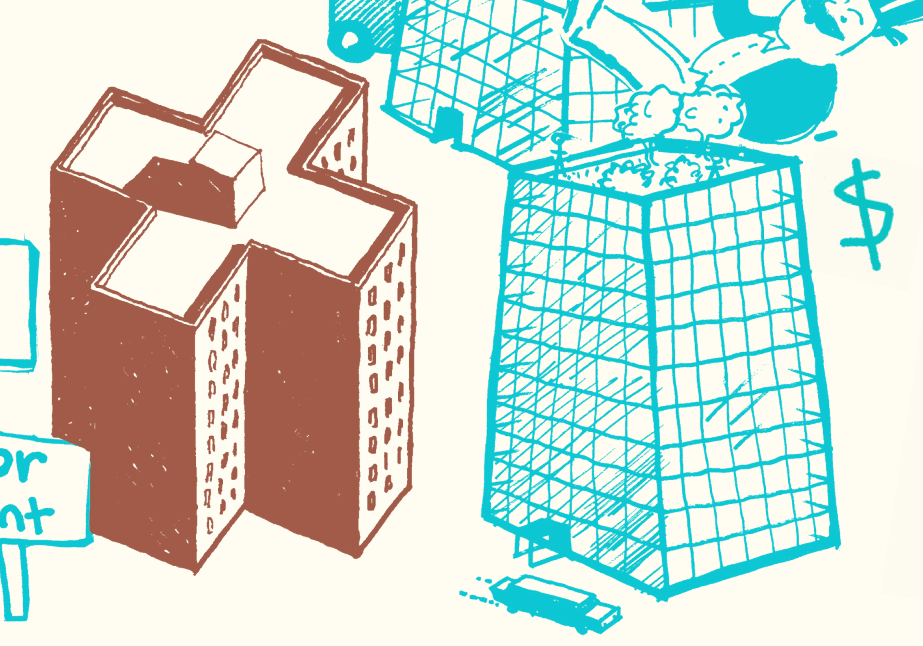


Some think NYCHA should tear it all down, and build new buildings.

"Some NYCHA buildings would cost less to replace than repair. NYCHA should build new buildings on site for the existing residents."

— Aaron Koffman, Hudson

Some people think NYCHA should rent the land to developers to make money.

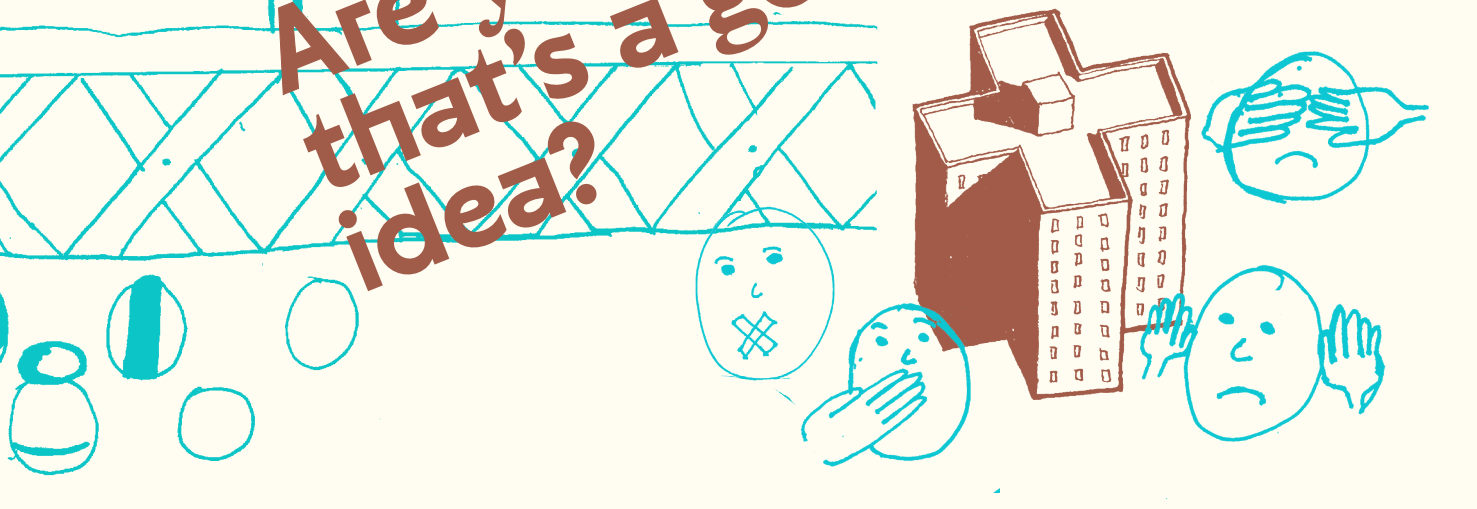


People call this the "NYCHA infill plan" or the "land lease plan"

Why isn't this working?

This is our city. How we live it. This is the people.

Are you sure that's a good idea?

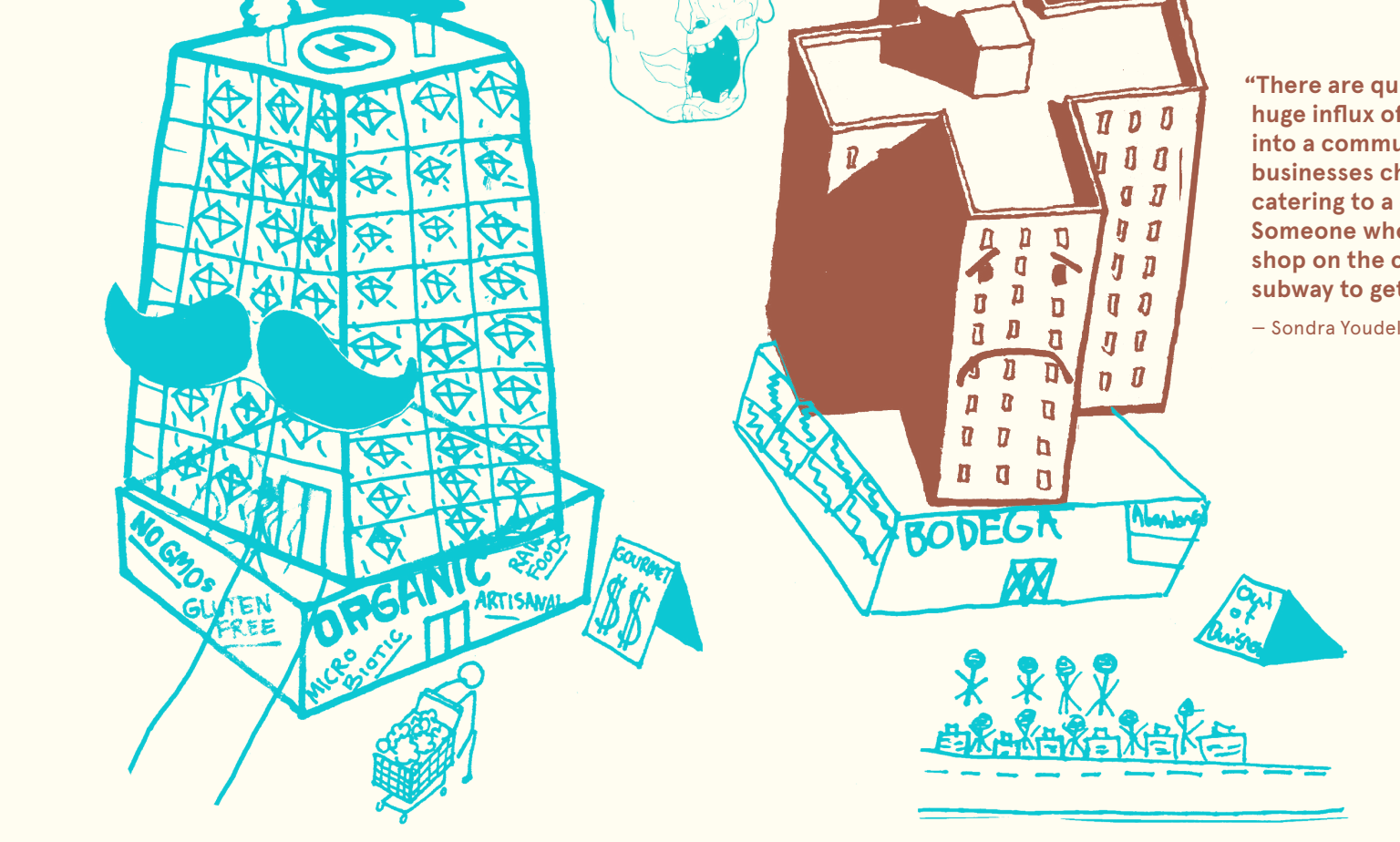


Some worry that NYCHA residents won't have enough of a say in what happens.

"Part of the reason why we didn't like the plan was because NYCHA didn't come to us at the beginning and ask 'What are ways that we can bring money into NYCHA?' We felt that the community should be involved from the first step."

— Jonathan Gardenhire, Smith Houses

Some worry new buildings would change the neighborhoods too much.



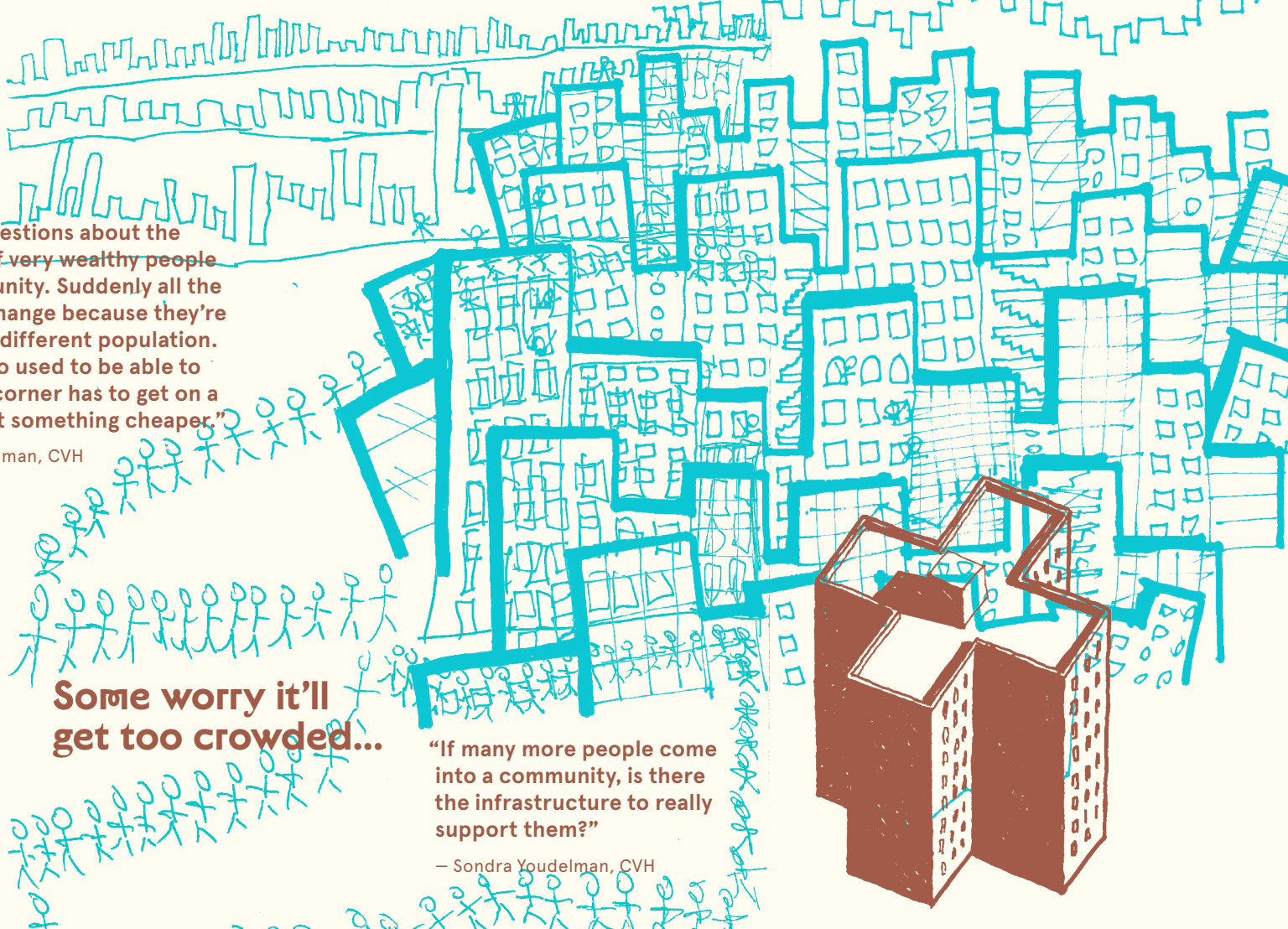
"There are questions about the huge influx of very wealthy people into a community. Suddenly all the businesses change because they're catering to a different population. Someone who used to be able to shop on the corner has to get on a subway to get something cheaper."

— Sondra Youdelman, CVH

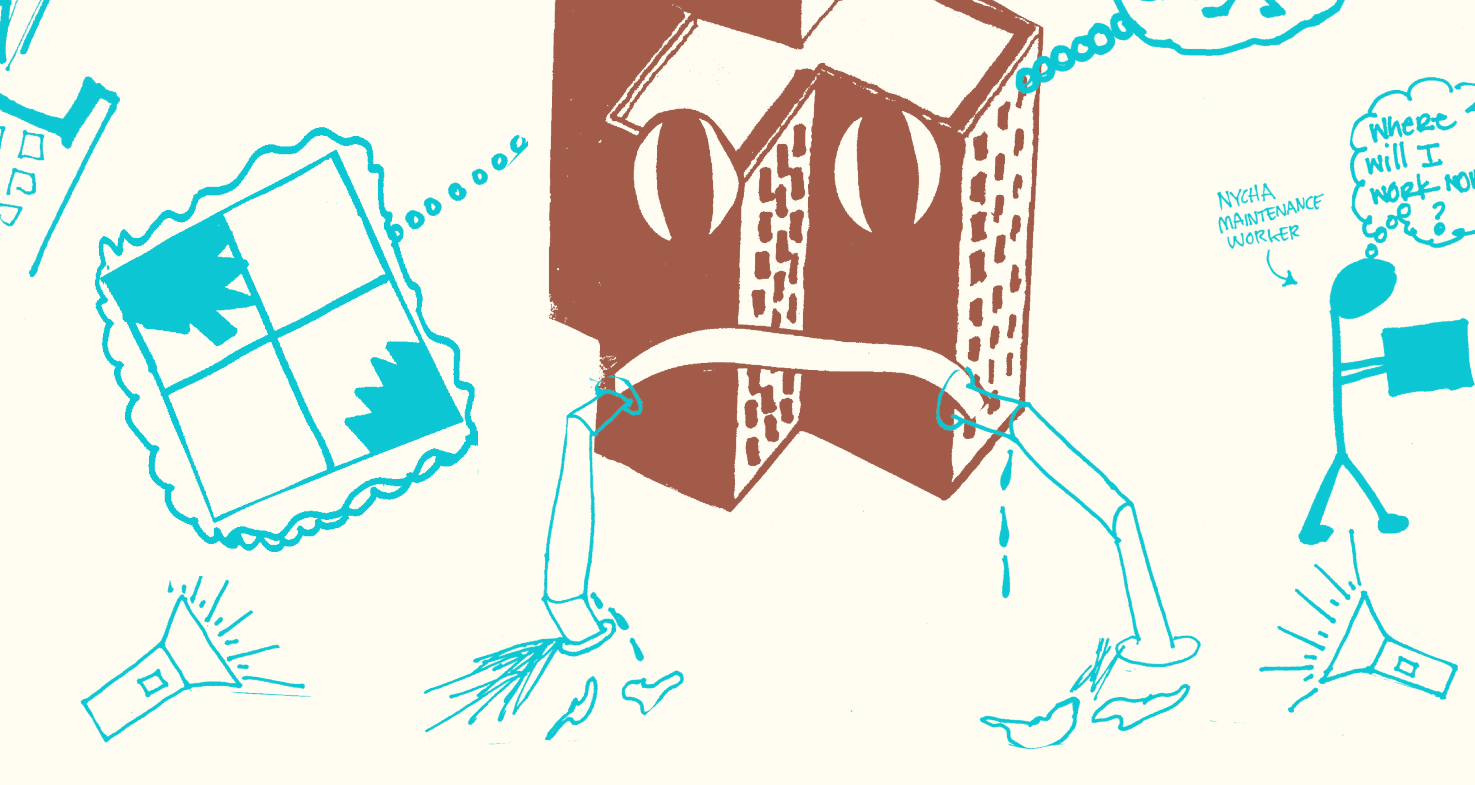
Some worry it'll get too crowded...

"If many more people come into a community, is there the infrastructure to really support them?"

— Sondra Youdelman, CVH



...but others say if we do nothing, NYCHA will run out of money and the buildings will fall apart.



About this project

CUP and teaching artist Chat Travieso worked with a group of public high school students from Lyons Community School to investigate perspectives on what to do with NYCHA land. The students talked to a Resident Association, developers, and community advocates. The crew took what they learned, and with the help of graphic designer Yeju Choi, created a poster that uses drawings to teach others what might happen on NYCHA land and who has a say about it.

The Center for Urban Pedagogy (CUP) is a nonprofit organization that uses the power of design and art to increase meaningful civic engagement, particularly among historically underrepresented communities.

This project is one of CUP's *Urban Investigations* — project-based afterschool programs in which public high school students explore fundamental questions about how the city works. Students collaborate with CUP and teaching artists to create multimedia teaching tools that reach audiences in the fields of arts and social justice.

Lyons Community School is a small public high school in East Williamsburg providing a broad, stimulating experience in the liberal arts.

CUP
Teaching artist: Chat Travieso
Project lead: Valeria Mogilevich, Pema Domingo-Barker
Project support: Sam Holleran, Christine Gaspar

Lyons Community School
Students (research, analysis, & illustration): Malik Benjamin Carrin, Bryan Cedeno, Tiffany Cox Thomas, Dashawn Cullum, Michael Diaz, Kashonna Green, Benjamin Hawkins, Tichina Hayden, Natasha Marvius, Matthew Rivera, Dyon Simmons, Andente Watson, Sandra White, Shakira Williams
Lyons classroom teacher: Kasi Addison

Graphic Design: Yeju Choi / nowhere office
Graphic Design Intern: Hyoungkee Kim

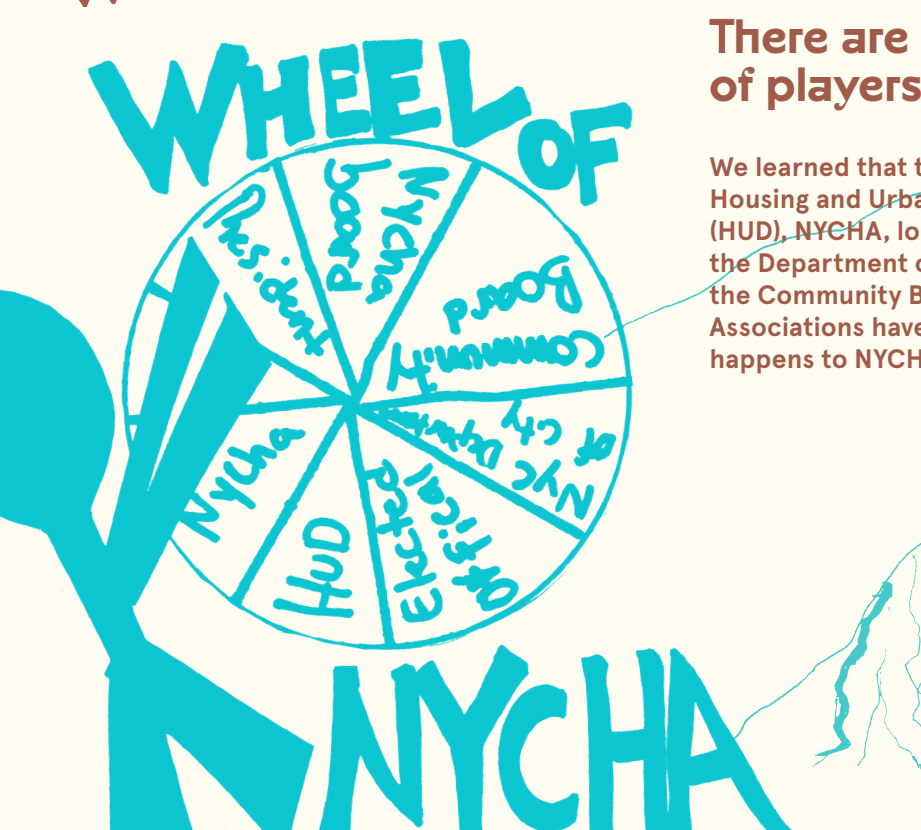
Big thanks to our interviewees: Gbenga Dawodu (NYCHA), Jonathan Gardenhire (Smith Houses Resident Association), Aaron Koffman (The Hudson Companies Inc), Nadine Maleh (Community Solutions), Eugene Woody and Sondra Youdelman (Community Voices Heard)

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So who decides what happens?



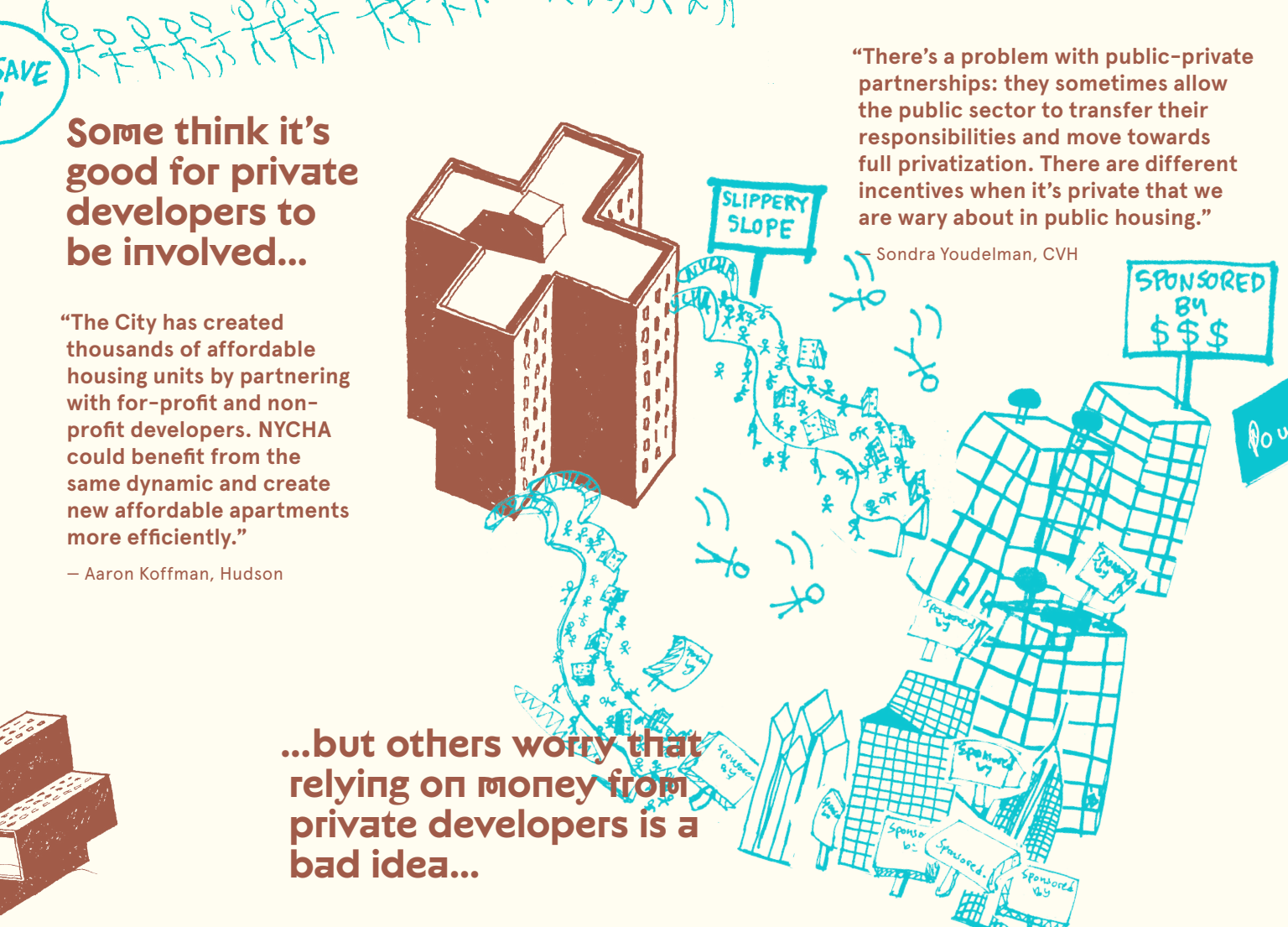
There are a lot of players.

We learned that the Department of Housing and Urban Development (HUD), NYCHA, local elected officials, the Department of City Planning, the Community Boards, and Resident Associations have a say in what happens to NYCHA.

Some think it's good for private developers to be involved...

"The City has created thousands of affordable housing units by partnering with for-profit and non-profit developers. NYCHA could benefit from the same dynamic and create new affordable apartments more efficiently."

— Aaron Koffman, Hudson



...and they think that NYCHA residents should have a bigger role in the decision-making process.



What can you do to get involved?

Learn about the issue. This poster is a good first step. Then talk to your neighbors.

Attend your local Community Board meetings. To learn more about Community Boards visit: <http://www.nyc.gov/html/cau/html/cb/cb.shtml>

If you live in public housing, join your local Resident Association. To find out how, contact your local Management Office.

Volunteer with or join a local community group, like GOLES and Community Voices Heard. They are fighting for tenants' rights and affordable housing.

"I think it's important for the community to weigh in because we live our day-to-day lives here. A lot of times there is a slight disconnect between elected officials and the residents."

— Jonathan Gardenhire, Smith Houses

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