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LEARNING FROM THE LOWER EAST SIDE

Housing and Public Spaces: Historic New York City Neighborhood in Transition
10.00 AM – 12.00 PM, Sunday, 15 May 2016
Lower East Side, Manhattan

Key Contact

Maureen Friar, Strategic Development Officer, Community Access
mfriar@communityaccess.org
917-340-2205

Tour Guide

Steve Herrick, Executive Director, Cooper Square Committee
steveh@coopersquare.org

Program

10:30am: Meet at Cooper Square Committee
61 East 4th Street, 4th floor community room
New York, NY

Contact: Steve Herrick, Executive Director
(steveh@coopersquare.org)

Welcome by Daniel Hernandez, HPD's (Housing Preservation & Development) Deputy Commissioner for the Office of Neighborhood Strategies for New York City. Overview of Mayor de Blasio's plans for development and land, zoning and housing policies.

Steve Herrick, Executive Director of Cooper Square Committee, will give some background about Cooper Square and the urban renewal area, which extends from E. 5th Street to Stanton Street. Tour of Mutual Housing Association (MHA) buildings on East 4th St. and discussion about the MHA co-op model and land trust which are designed to keep the housing permanently affordable. The City is considering using the land trust model as a way of preserving affordable housing in other communities, to the growing interest of many housing organizations city-wide.

11:15am: Downtown Art
70 East 4th Street
Contact: Ryan Gilliam, Founder and President (917- 587-6889)

Ryan Gilliam, Founder and President of Downtown Art, a youth theater company, will provide access to her newly renovated building that is going to open in June in the cultural district of E. 4th Street. Cooper Square helped the dozen cultural groups on the block negotiate with the city to buy their buildings and preserve them as cultural space.

11:30am: Effects of Private Real Estate
57 2nd Avenue

This privately owned building demonstrates the dark side of gentrification in the community. It was purchased for \$26 million (or over \$800,000 per apartment) in 2015 by Icon Realty, a large speculator. Cooper Square's organizing efforts, which began as soon as they took title, have prevented displacement: not one rent-stabilized tenant has moved out and have all refused buyout offers, which is in deep contrast to Icon's usual practice of vacating their buildings within in one year and replacing rent-stabilized tenants with market-rate tenants.

11:45am: 80/20 Buildings and Inclusionary Zoning
1st Street & 2nd Avenue, Houston Street

The 65-unit 80/20 building on the corner of 1st Street and 2nd Avenue was developed by BFC Partners using inclusionary zoning. This involved vacating a 3-story loft building with tenants' consent in exchange for apartments for 4 tenants in the new building as coop owners. Other 80/20 buildings developed by Avalon Bay Communities on Houston St. and 1st St. will be pointed out, as well as the Albert's Garden at 16 E. 2nd St. which is one of over 70 community gardens in the community.

12:00pm: Community Access
29 E. 2nd Street
Contact: Maureen Friar, Strategic Development Officer
(mfriar@communityaccess.org)

The tour will end at 29 E. 2nd Street, where Community Access has supportive housing that integrates persons with psychiatric disabilities with individuals from the community.

