



# Creating Inclusive Cultural Districts: The Impact of Affordable Housing

## **Clarence Mujahid Ali**

Chief Executive Officer & President,  
New Africa Development Corporation

## **Thomas Yu**

Executive Director,  
Asian Americans For Equality (AAFE)

Housing as a Human Right: From Innovation to Impact

October 9, 2024



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# AAFE 2024: 50 Years of Progress



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## A Little Bit of Trivia...

What is the population of New York City?

- 8.8 million

How many are of Asian-descent?

- 1.58 million (about 17.3%)

- Comprised of native born and immigrants from 22 countries speaking 45 languages

- Chinese is the 3<sup>rd</sup> most spoken language in New York State



# More Trivia

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If NYC Asians were an American city:  
It would be in the Top 10

1. New York City – 8.6 m
2. Los Angeles – 3.9 m
3. Chicago – 2.75 m
4. Houston – 2.3 m
5. Phoenix – 1.6 m
6. NYC Asian Americans - 1.58 m
7. Philadelphia – 1.57 m
8. San Antonio – 1.45 m
9. San Diego – 1.38 m
10. Dallas – 1.3 m
11. San Jose – 1.02 m



# Some Stats

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- Asians have the highest income by race in the US
- Asians have the highest educational attainment by race
- Fastest growing group in the US
- Most urbanized racial group in the US



# So What's the Big Deal?

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Which racial group has the highest poverty rate in NYC, at 23.8%? (US Official Poverty Rate = 16.6%)

Which racial group has the greatest income inequality? (Top 10% earns vs Bottom 10%)

Which racial group has 1 in 4 seniors living in poverty?

Which racial group has highest unemployment rate increase during COVID in New York, at 10,210%?

Which racial group lives in high cost areas?

Which racial group reported greatest increase in bias or hate crimes?

# Who We Are – Asian Americans For Equality





# Mission Statement

Through community development, Asian Americans for Equality (AAFE) advances racial, social and economic justice for Asian Americans and other systematically disadvantaged communities, guided by our experiences as Asian Americans and our commitment to civil rights.





"All the News That's Fit to Print" **The New York Times** LATE CITY EDITION



Demonstrators marching at the Confucius Plaza construction site in Chinatown. They were protesting against alleged discrimination against Asian-American workers at the 794-unit cooperative housing project.

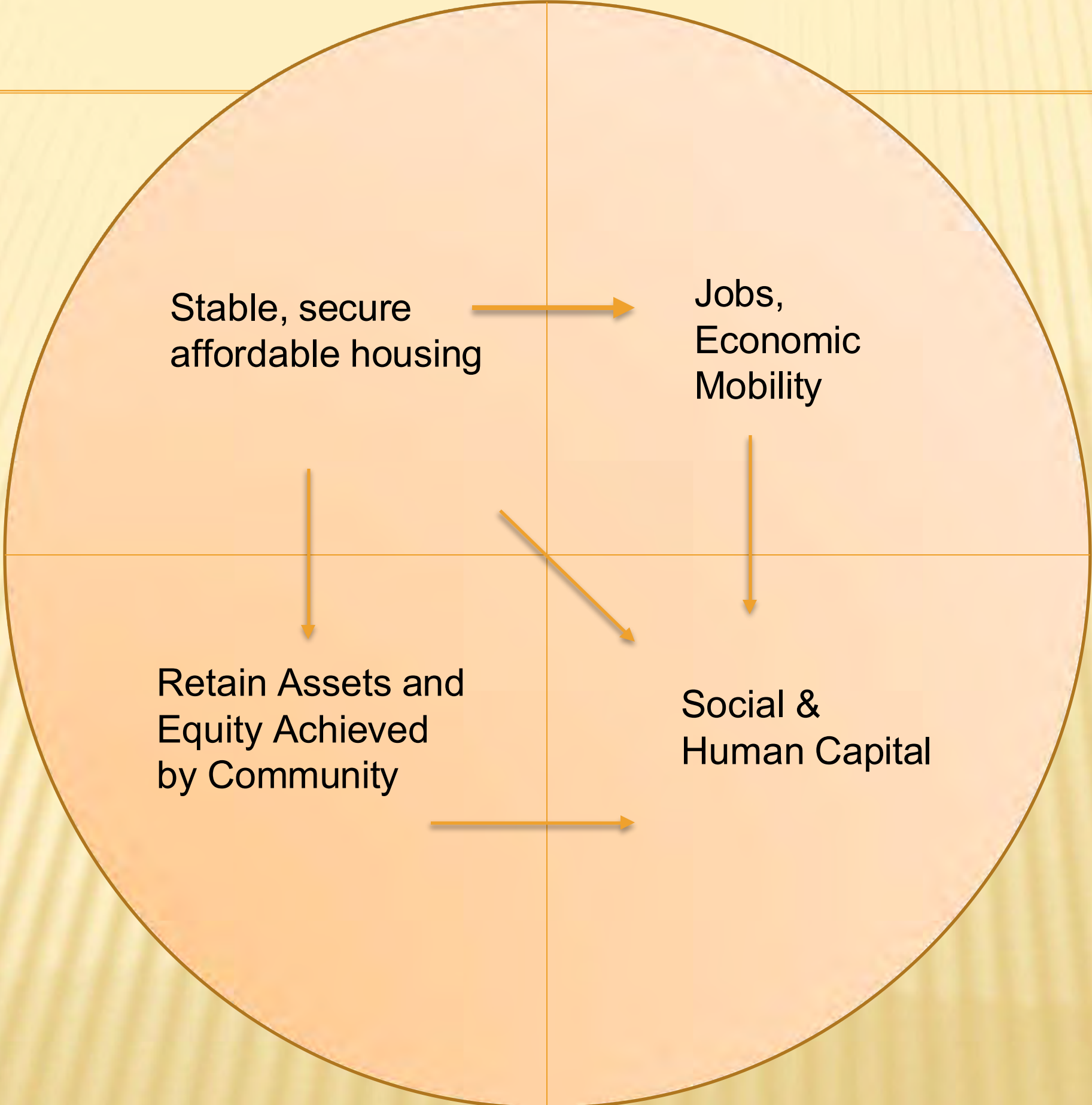
**Asians Picket Building Site, Charging Bias**

By PAUL L. MONTGOMERY  
 Several hundred pickets, from  
 alleged discrimination against  
 Asian-American workers.  
 Their sign, in English and  
 Chinese, read: "THAT'S WHY YOU  
 DON'T HIRE!"

Seven young people were ar-  
 rested for trespassing and dis-  
 orderly conduct when they  
 picketed in such hiring and work-  
 site were from minority groups.  
 He defended his company's  
 record in such hiring and work-



# Pillars of Comprehensive Community-Level Advancement



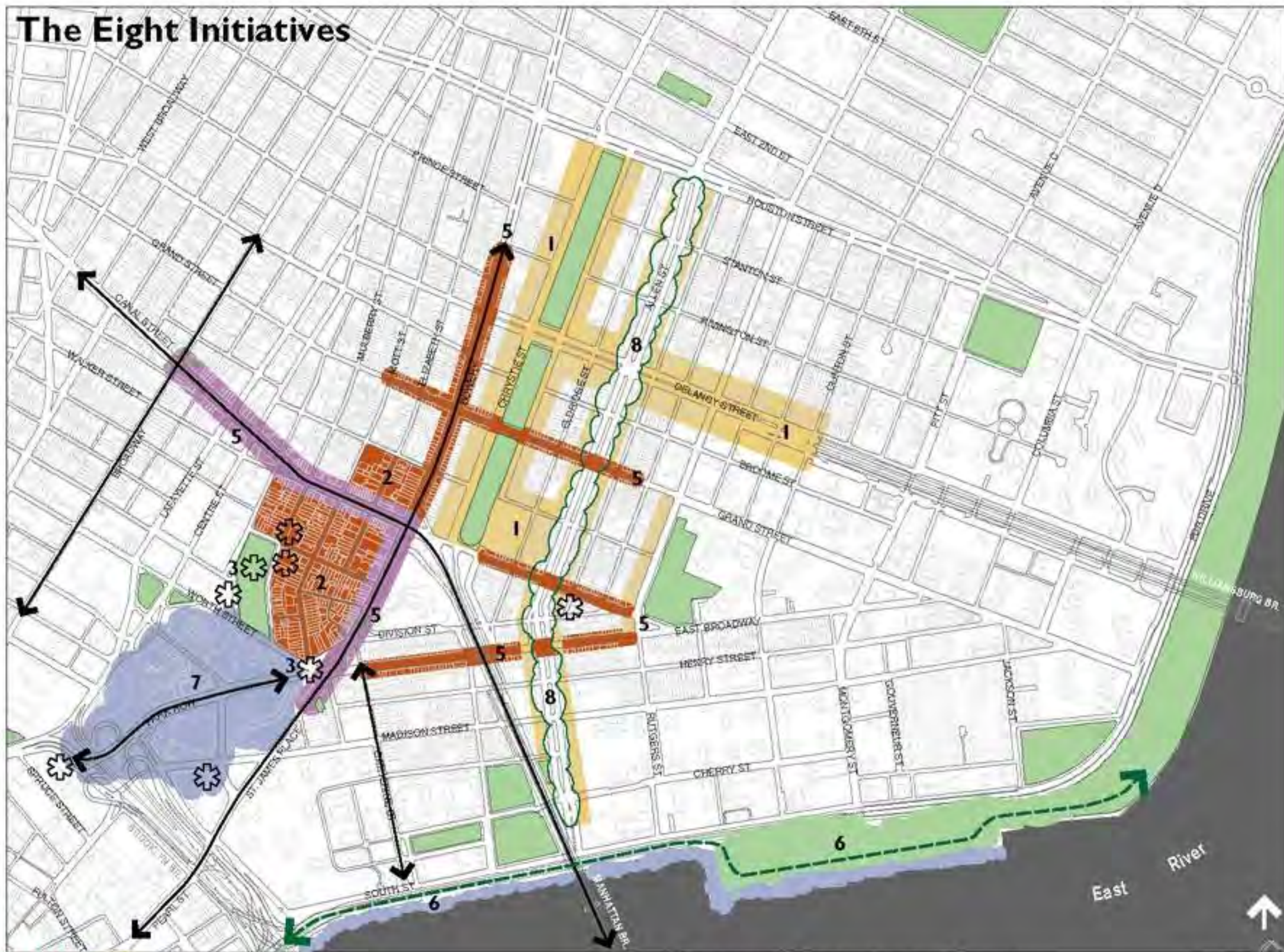
# AAFE Neighborhood Planning Analysis

## Post Sept 11

### Land Use



# The Eight Initiatives



重建華埠方案

- 1 Family Housing
- 2 Chinatown Village
- 3 Cultural Destinations
- 4 Pacific Rim Office & Fashion
- 5 China Main Streets
- 6 Chinatown Harbor
- 7 Learning Campus
- 8 Avenue of the Immigrants

Approx. Feet  
 0 300 600

Philip Preis Shapiro Associates, Inc. 2003



















**St. Marks Place & 2<sup>nd</sup> Avenue Gas Explosion**



# RENAISSANCE IS YOUR COMMUNITY BUSINESS PARTNER

LEARN ABOUT OUR LOW-INTEREST SMALL  
BUSINESS LOANS

[GET HELP](#)

Jimmy Kunz of The Truffleist (Manhattan). Photo by Whitney Browne.



# Small Business Emergency Assistance



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## × PANDEMIC EMERGENCY FUNDING FOR SMALL BUSINESSES

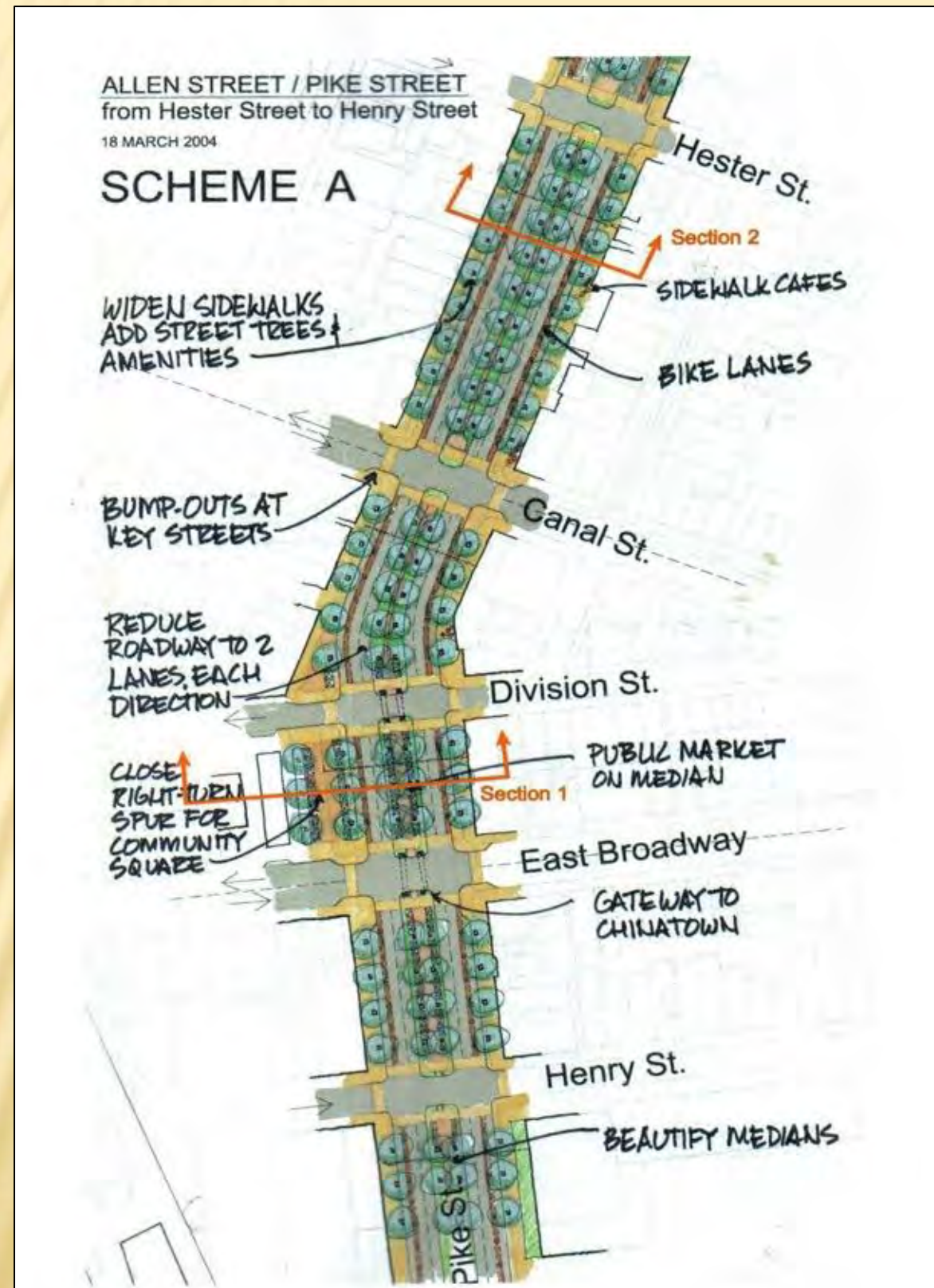
- × **2020 total lending:** 256 loans, \$5,215,808 in total loan capital (*77 PPP loans for \$1,503,878*)
- × **2021 as of Aug 2021 total lending:** 137 loans, \$2,932,714 in total loan capital (*105 PPP loans for \$1,503,878*)
- × More evenly distributed across Manhattan, Queens, and Brooklyn, our primary target areas
- × **Perspective:** The NYC Small Business Continuity Loan Program had only disbursed about \$8 million to 100 businesses before putting all other applications on pause
- × 66% of funds went to Manhattan, 18% to Brooklyn, 9% to Queens, 5% to Staten Island, and less than 1% to the Bronx





# Allen & Pike Street Beautification Scheme

## Allen & Pike Street Beautification Scheme



La Paz, Bolivia tree-lined boulevard

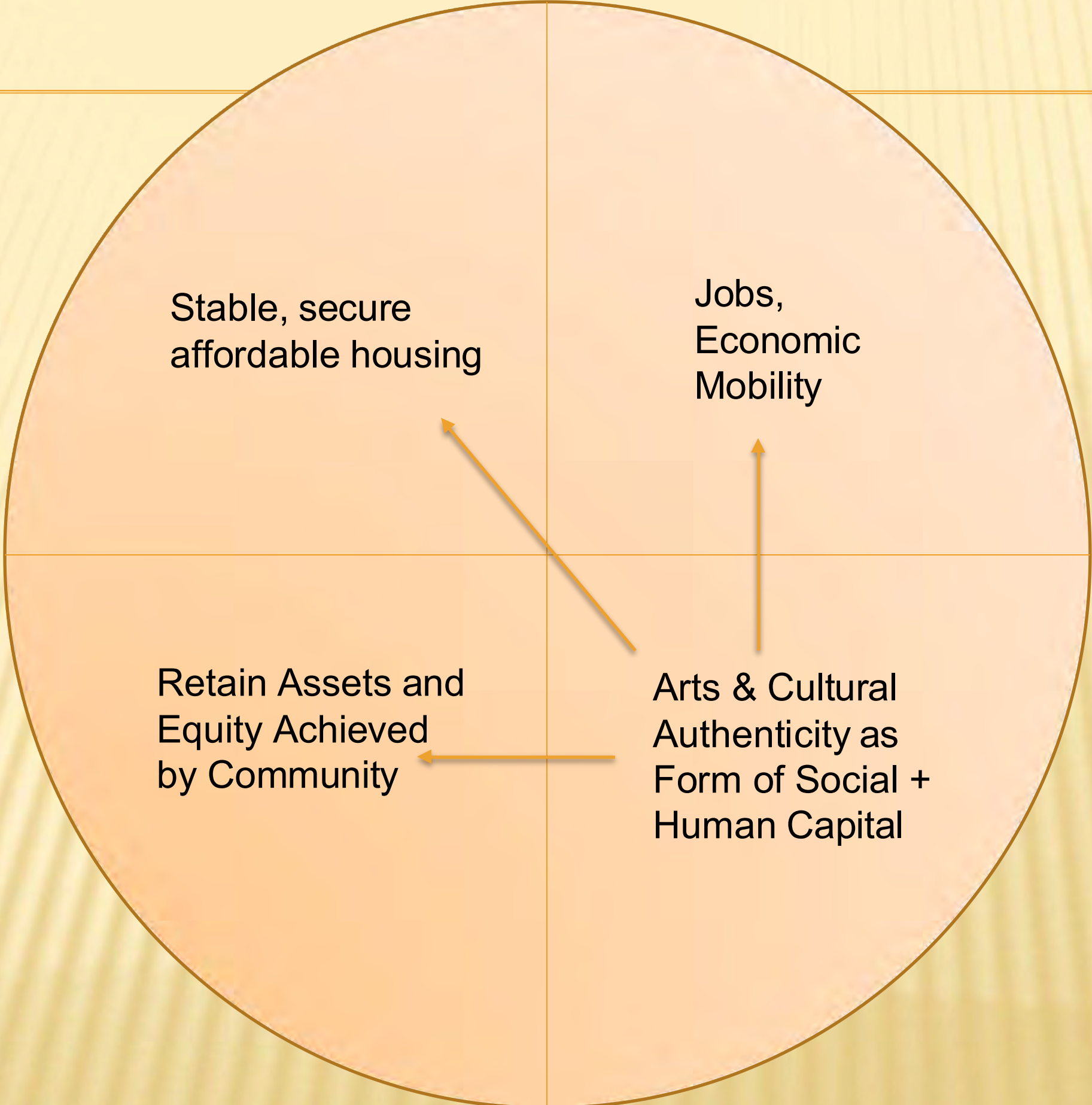
## Chinatown Design Lab: ESKYIU Architects

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# Pillars of Comprehensive Community-Level Advancement



# AAFF One Flushing: Theory in a Microcosm



# AAFF in Flushing



# ΔΔFF in Flushing





# Social Fabric via Open Space





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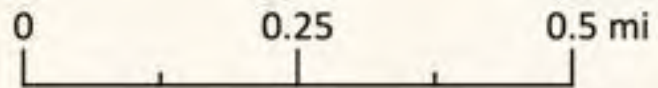
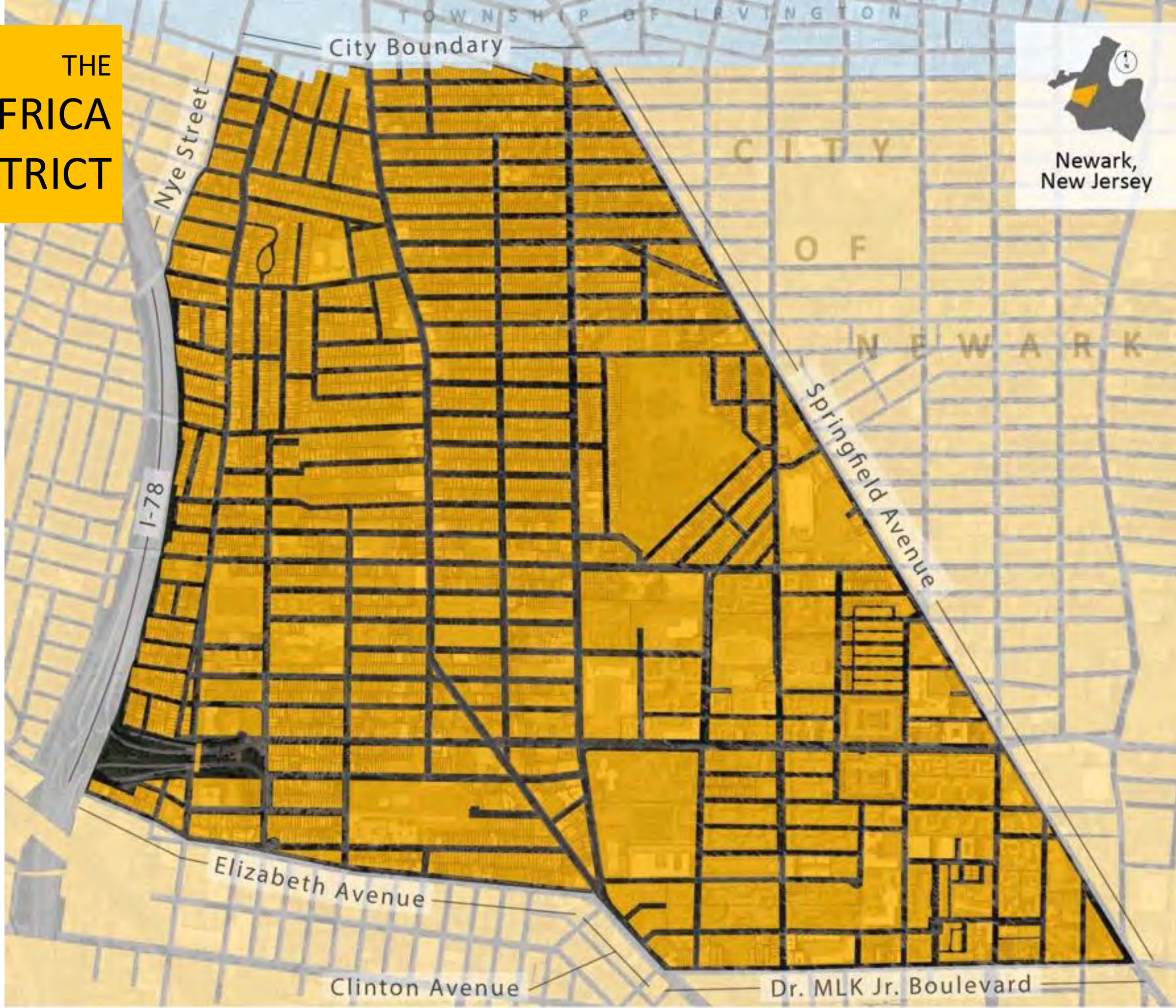
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THE  
NEW AFRICA  
DISTRICT



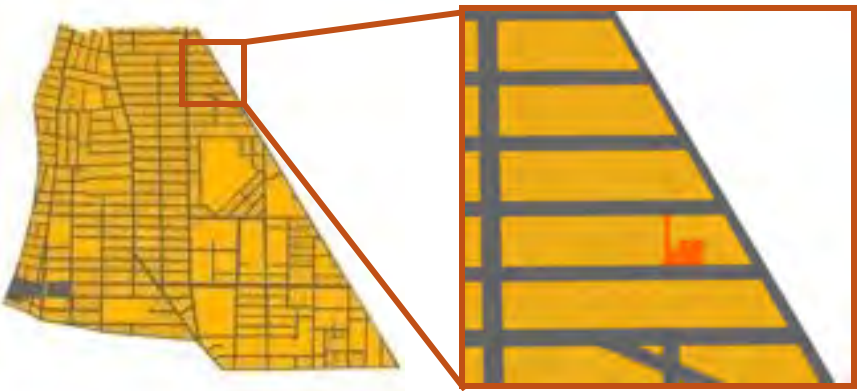
# New Africa District – Newark, NJ

- The New Africa District will be a newly emerging area in Newark and will create the ability within a core physical community to allow those who identify with the African Diaspora to have a specific and distinct cultural center.
- The best of African American identity and culture will be exhibited in the community's physical environment. Structures will be created or repurposed in the form of buildings or institutions, leveraging community resources to address the business, residential, spiritual, educational and artistic aspirations of New Africa.
- The New Africa Senior Housing Development will be part of a newly emerging New Africa District and will entail the new construction of high-quality affordable senior housing in a multi-story, elevator building.

# New Africa District – Newark, NJ

- **PHASE ONE:** Senior Affordable Housing, Market-rate Housing and Retail Development
  - Approximate Budget \$100M
- **PHASE TWO:** Medical Arts Bldg. and Retail Vertical Mall
  - Approximate Budget \$100M
- **PHASE THREE:** Hotel Convention and Entertainment Center
  - Approximately Budget \$100M

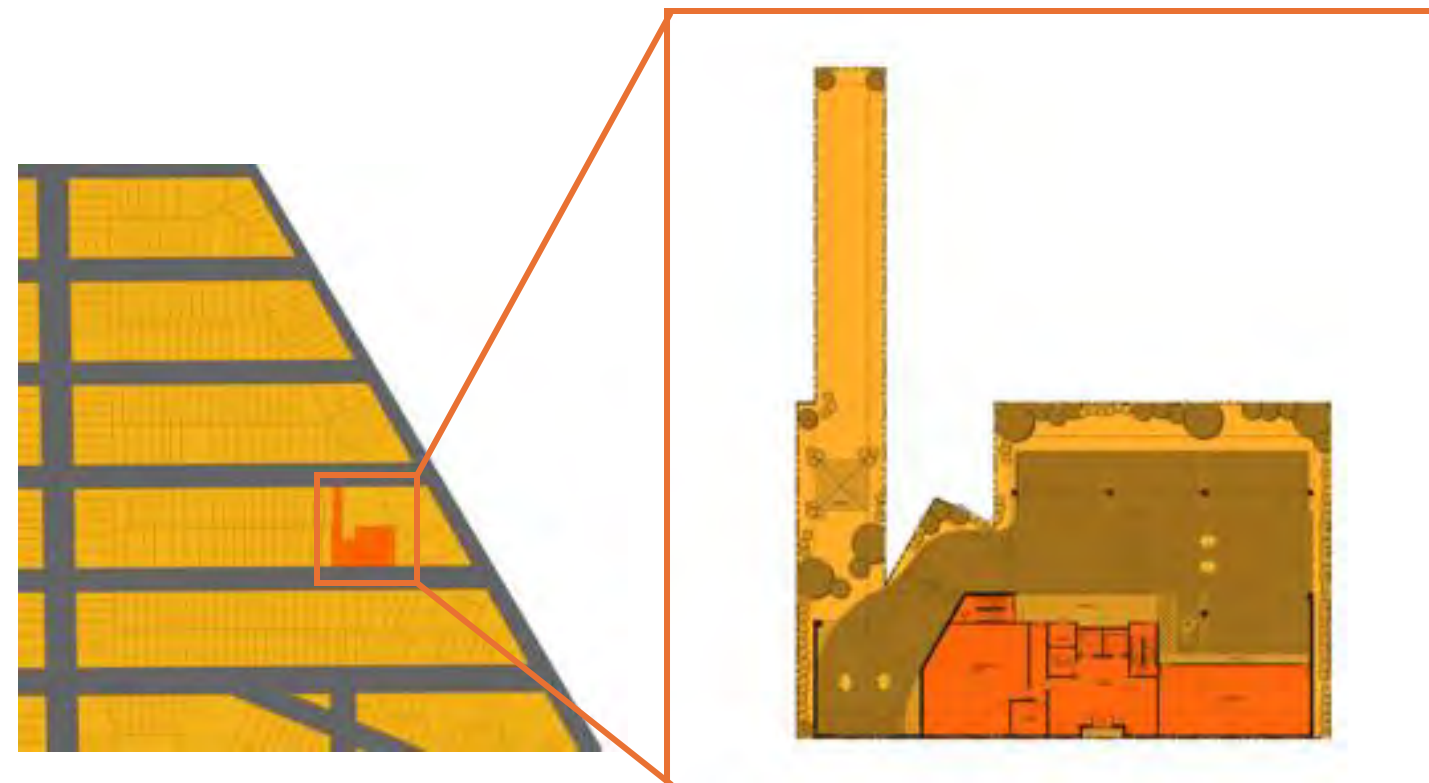
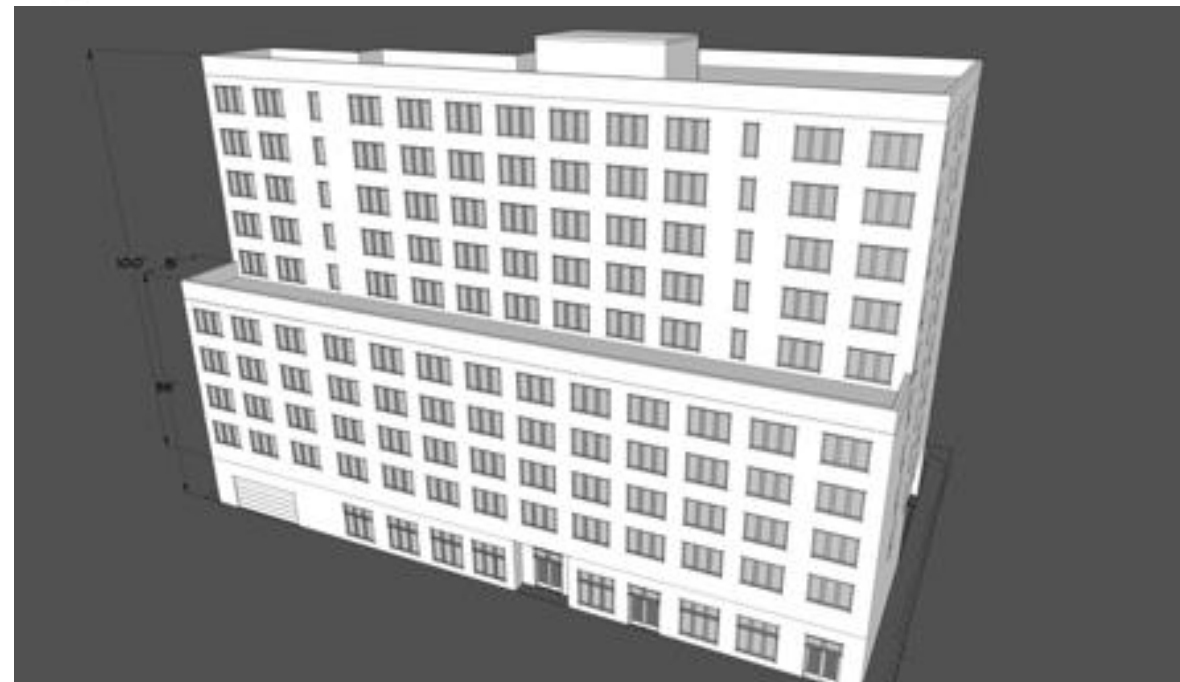
# SENIOR HOUSING PROJECT SITE



# SITE PLAN & ARCHITECTURAL SCHEMATIC



1 EAST ELEVATION (SOUTH FIFTEENTH ST)  
A201 SCALE: 1/8" = 1'-0"





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## Questions?

Thank you for attending the panel!

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# Thank you to our Speakers!

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