

Housing Affordability in the East New York Community Plan

at-a-glance

The East New York Community Plan will facilitate the creation of thousands of new units of affordable housing along corridors in East New York, Cypress Hills, and Ocean Hill.



Livonia Commons and Dumont Green (pictured above) were financed by HPD and include 100% affordable housing at rents that are similar to those being proposed for East New York

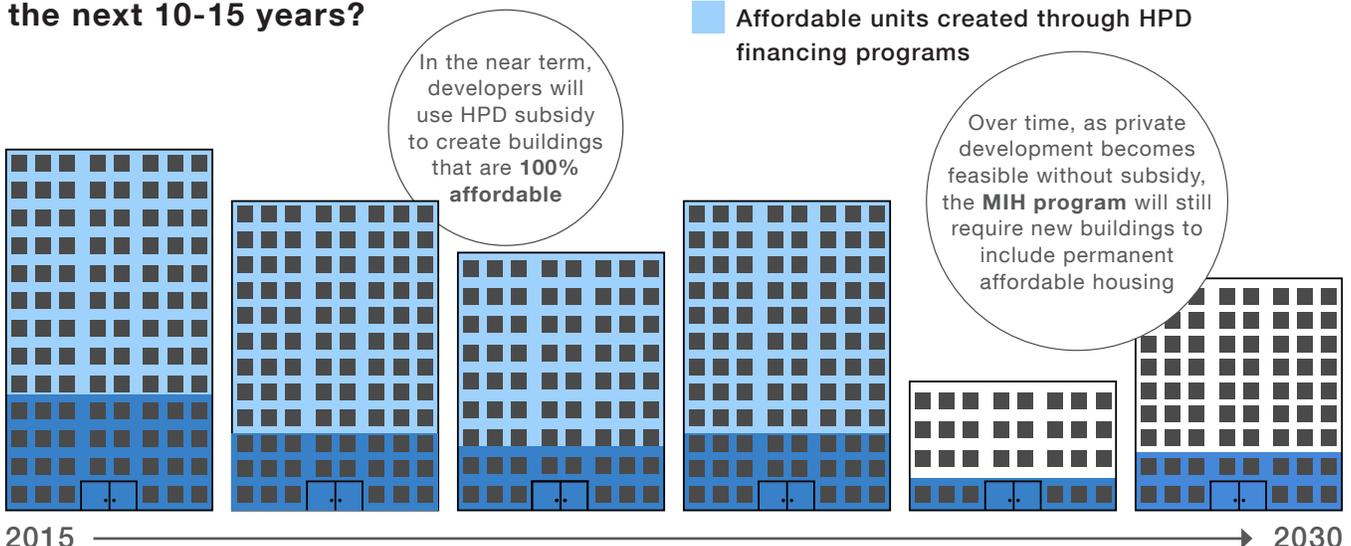
The NYC Department of Housing Preservation & Development (HPD) anticipates that through a combination of public land, private sites, the City’s new Mandatory Inclusionary Housing (MIH) policy, and the availability of HPD financing, **more than half of all new residential units that are developed within the rezoning area through the end of 2024 will be affordable.**

for a three-person household, up to 90% of AMI, or \$69,930 for a three-person household. See the back of this handout for the proposed income and rent requirements for all HPD-subsidized housing that is constructed in the East New York rezoning area.

These units will be affordable to households earning a range of incomes, from less than 30% of Area Median Income (AMI), or \$23,350

HPD is also working to break ground on the construction of over 1,200 units of affordable housing within the next two years following ULURP approval. These units would be constructed on six clusters of publicly owned sites, as well as on privately owned land.

How will new affordable housing be developed over the next 10-15 years?



For illustrative purposes only. Affordable units will be required to be integrated among floors in individual buildings.

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HPD is committed to providing financing for housing development in the East New York rezoning area only in exchange for deep affordability that meets the needs of local residents who may be at risk of displacement.

During the life of the Housing New York plan (2024), HPD will work with developers to ensure that, overall, the affordability levels described in the table below are achieved. On public sites, even deeper affordability will be required.

The column on the left describes the percent of all new units that will be affordable for each

income bracket. The columns on the right to show income requirements based on household size, as well as sample monthly rents for different units.

Individuals or households who meet the income and household size requirements listed in the table below may be eligible to apply for new units that are created in the neighborhood.

For full details about the East New York Affordable Housing Plan, or to submit feedback, visit: www.nyc.gov/eastnewyork

Income and Rent Targets for Affordable Housing on Private Sites

Percent of New Units	Household Size*	Annual Income**	Unit Size	Sample Monthly Rent***
10%	1 person	\$15,232 - 18,150	Studio	\$453
	2 people	\$16,663 - 20,750	1 Bedroom	\$486
	3 people	\$19,989 - 23,350	2 Bedroom	\$583
	4 people	\$21,189 - 25,900	3 Bedroom	\$673
15%	1 person	\$20,743 - 24,200	Studio	\$605
	2 people	\$22,217 - 27,640	1 Bedroom	\$648
	3 people	\$26,640 - 31,080	2 Bedroom	\$777
	4 people	\$30,789 - 34,520	3 Bedroom	\$898
15%	1 person	\$25,920 - 30,250	Studio	\$756
	2 people	\$27,772 - 34,550	1 Bedroom	\$810
	3 people	\$33,292 - 38,850	2 Bedroom	\$971
	4 people	\$38,469 - 43,150	3 Bedroom	\$1,122
40% to 60%	1 person	\$31,097 - 36,300	Studio	\$907
	2 people	\$33,326 - 41,460	1 Bedroom	\$972
	3 people	\$39,943 - 46,620	2 Bedroom	\$1,165
	4 people	\$46,183 - 51,780	3 Bedroom	\$1,347
Up to 20%	1 person	\$46,663 - 54,450	Studio	\$1,361
	2 people	\$49,989 - 62,190	1 Bedroom	\$1,458
	3 people	\$59,932 - 69,930	2 Bedroom	\$1,748
	4 people	\$69,257 - 77,670	3 Bedroom	\$2,020

* Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

** Based on 2015 HUD Income Limits. Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income for household members. Income guidelines subject to change.

*** Rent includes gas for heat, hot water, and cooking, as well as household electricity.