

Housing Affordability in the East New York Community Plan

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.