

# Housing New York

## A Five-Borough, Ten-Year Plan



The City of New York  
Mayor Bill de Blasio

Alicia Glen, Deputy Mayor for  
Housing & Economic Development

**NYC**

# What is Affordable Housing?

Housing is considered “affordable” when a household spends no more than **1/3** of its income on rent and utilities.



If your annual salary is...

Your monthly rent should be approximately:

\$20,000		\$600
\$50,000	→	\$1,500
\$100,000		\$2,500

\*Varies depending on income and household size.

# What is Affordable Housing?

Area Median Income (AMI),  
determined each year by  
HUD for different regions.



100% AMI

**\$23,350**

30% AMI

Retail  
Salesperson

**\$46,620**

60% AMI

Taxi  
Driver +  
Janitor

**\$62,150**

80% AMI

Caseworker  
+ Home  
Health Aide

**\$93,240**

120% AMI

Teacher +  
Firefighter

**\$128,205**

165% AMI

Construction  
Worker +  
Registered  
Nurse

**\$77,700**

for a family of 3 in NY metro area (2015)

**\$60,500**

1 person

**\$69,100**

2 people

**\$86,300**

4 people

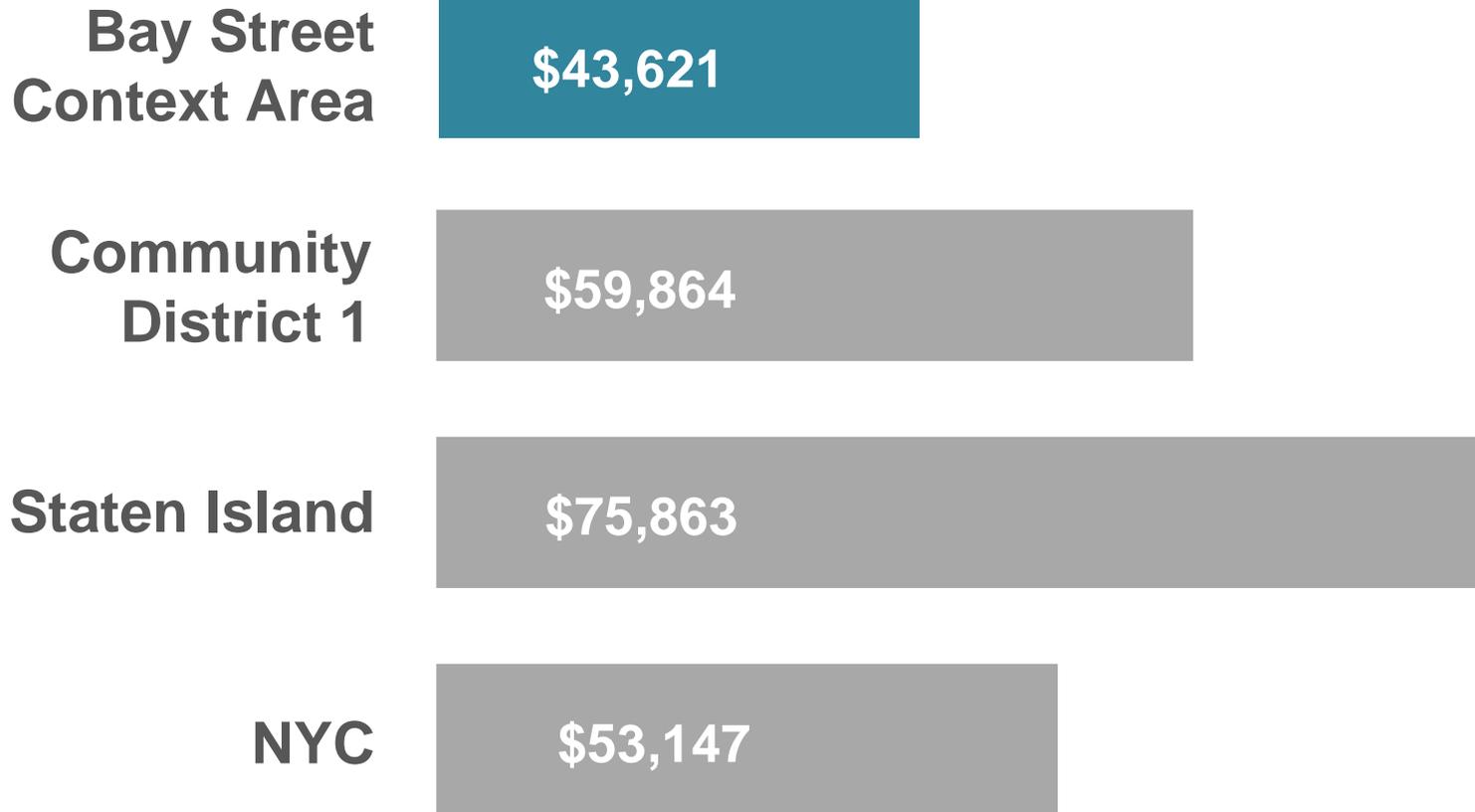
**\$93,300**

5 people

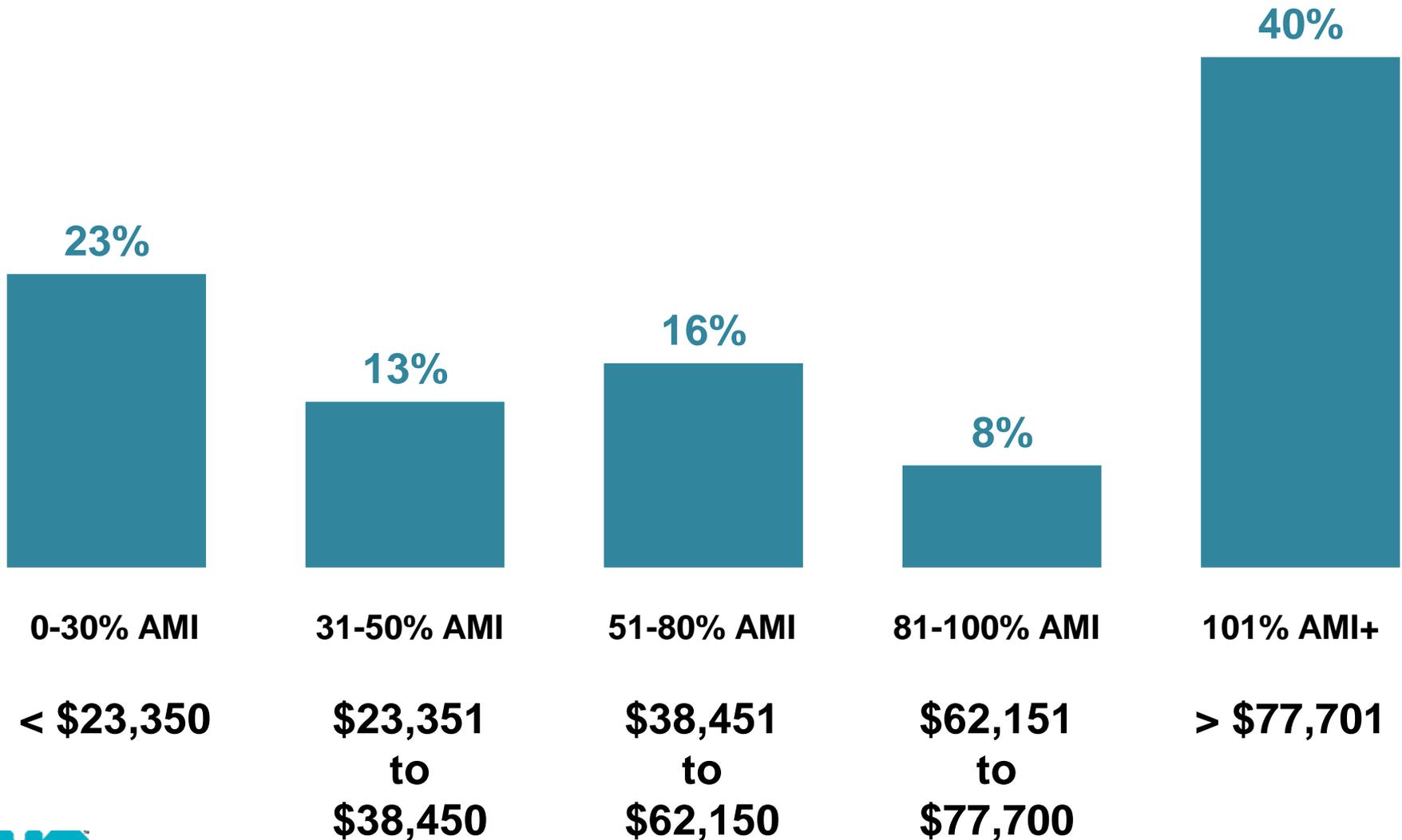


-  Community District 1
-  Context Area
-  Bay Street Corridor

# Median Household Income



# Median Household Income | Bay Street Area



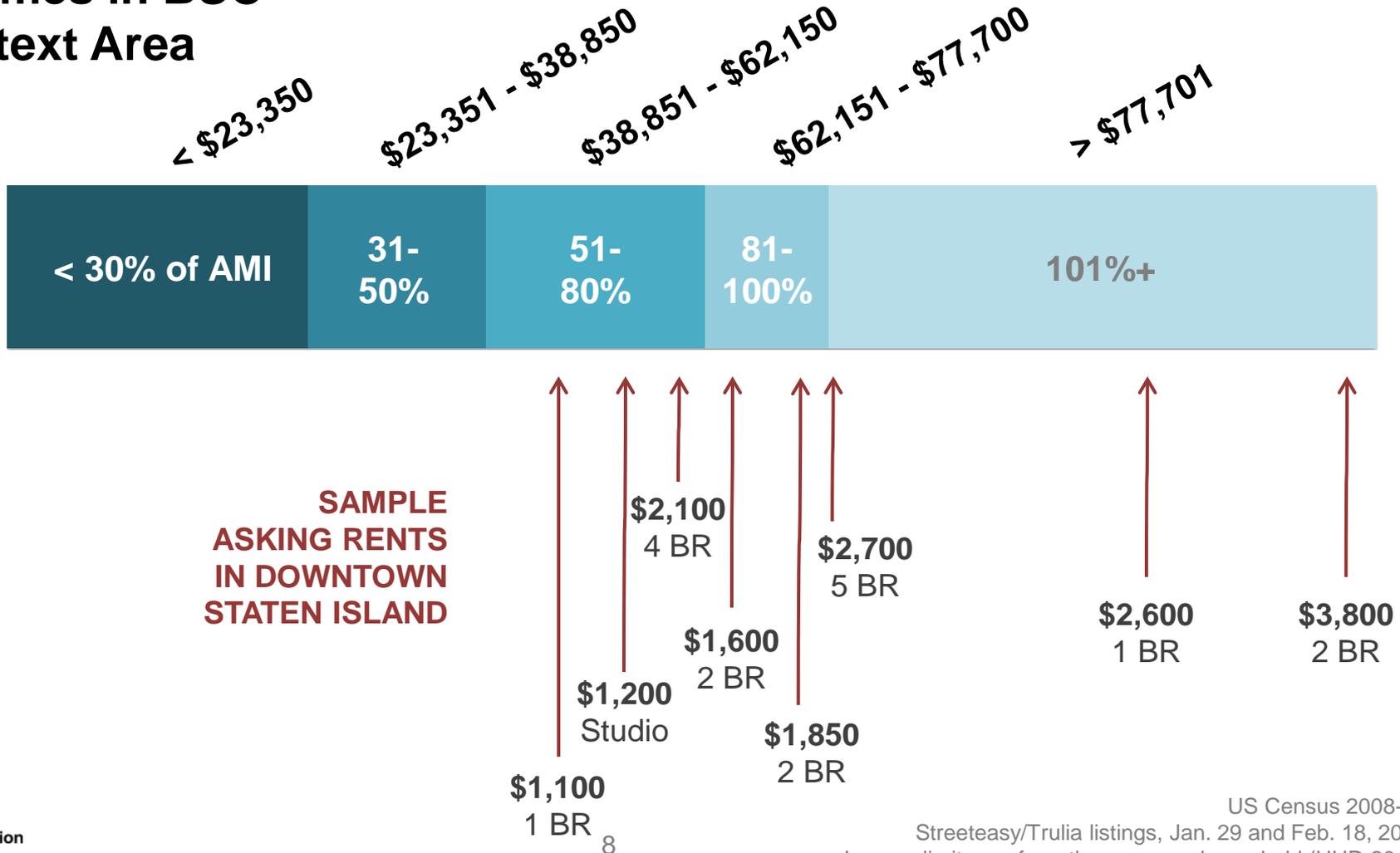
# Sample Asking Rents | Downtown Staten Island



Streteasy/Trulia listings on  
Jan. 29 and Feb. 18, 2016

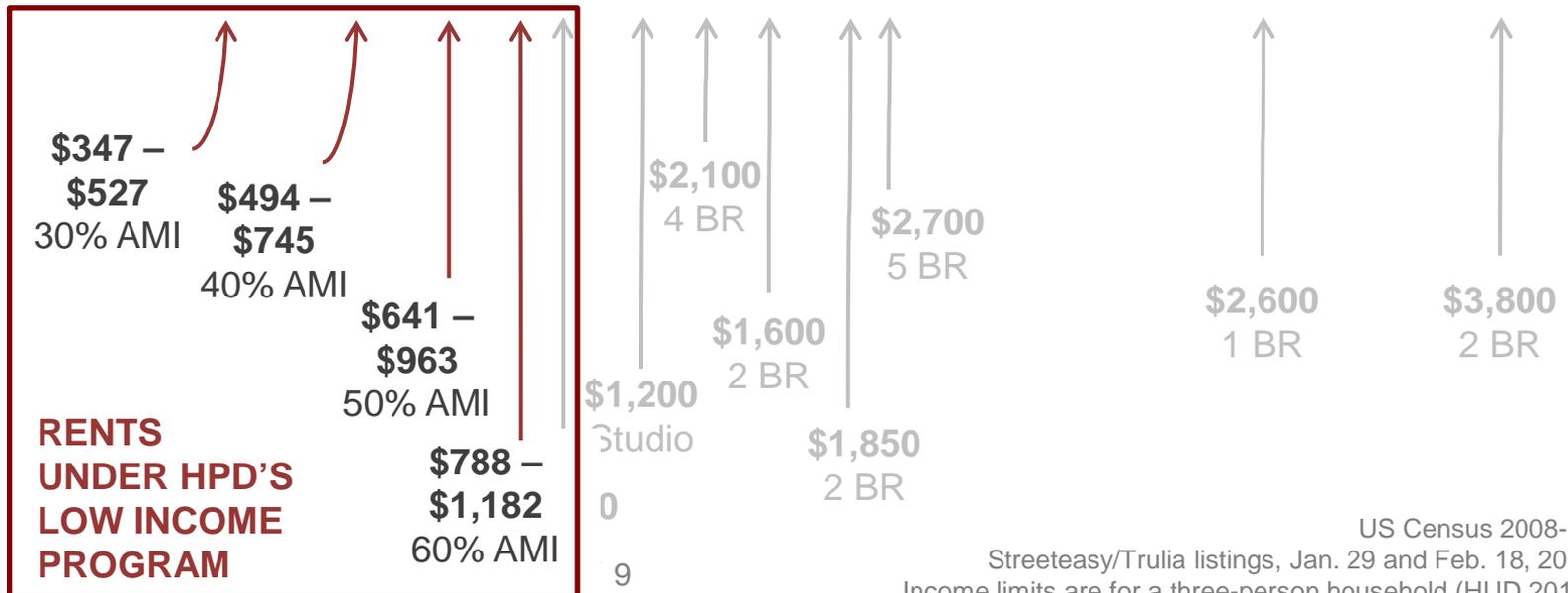
# Sample Asking Rents | Downtown Staten Island

## Household Incomes in BSC Context Area



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## Household Incomes in BSC Context Area



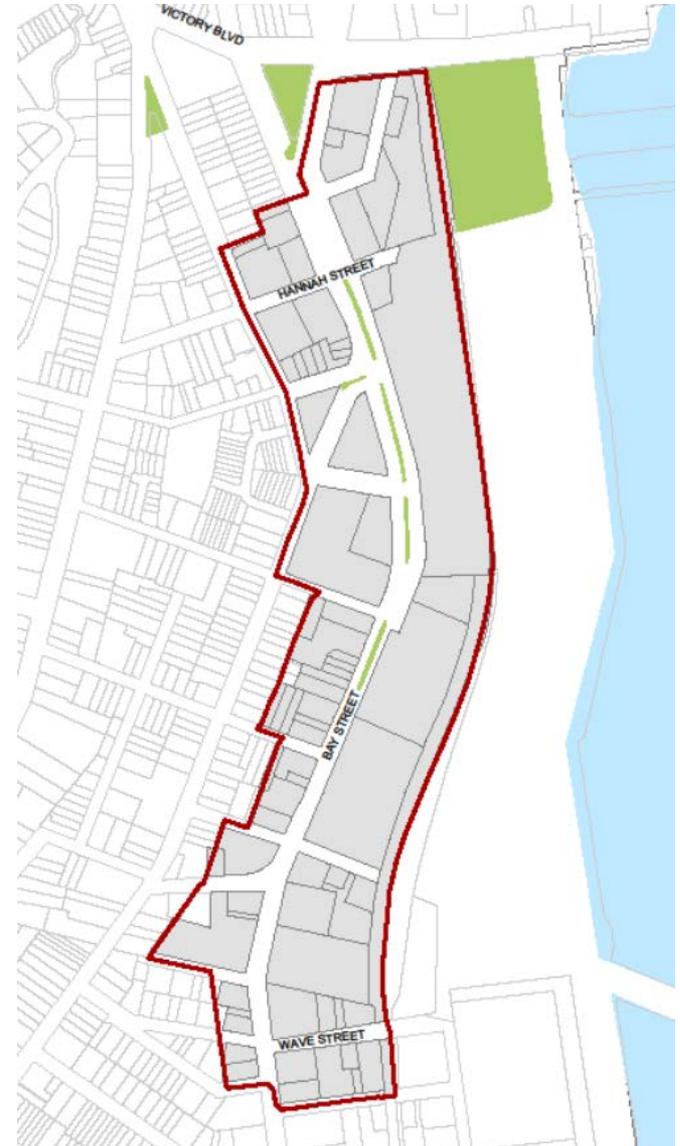
# Mandatory Inclusionary Housing

## Mandatory Inclusionary Housing (MIH)

**Along the Bay Street Corridor, developers will be required to provide affordable housing as a condition of all new housing development.**

The affordable housing will be required to remain permanently affordable, even if the building is demolished and rebuilt.

Bay Street is one of 7 neighborhoods across the city where the new MIH policy is being implemented.



# Mandatory Inclusionary Housing

## Affordability Options

**One of two basic options to apply to the rezoning area:**

- 1. 25%** of housing will be affordable for households with incomes averaging to **60% of AMI** (\$36,300 for an individual or \$46,620 for a family of 3)
- 2. 30%** of housing will be affordable for households with incomes averaging to **80% of AMI** (\$48,350 for an individual or \$62,150 for a family of 3).

*(A third option may be offered in addition to one or both of the basic options that would require 30% of the housing to be permanently affordable to households with an average income of \$93,240 for a family of 3.)*



## STAPLETON WATERFRONT

- Approximately 570 of units in Phase I
- 20% of units are affordable at 60% AMI
- LEED certified, public waterfront esplanade, and ground floor retail space

# Other Opportunities for Affordable Housing

## HPD Financing Programs

**HPD will continue to offer low-cost financing and tax incentives that can be layered on top of the new Mandatory policy to achieve more units and broader ranges of affordability.**

Some relevant programs:

- ELLA
- M2
- Mix and Match
- SARA / SHLP
- Homeownership



## THE RAIL

- 40 Prospect St.
- Completed 2012
- 92 rental units
- 6 stories, first floor commercial use
- 100% affordable development targets 60-80% AMI

# Other Opportunities for Affordable Housing

## City-Owned Sites

**We will continue to consider nearby City-owned sites for the development of deeply affordable housing and other important neighborhood needs through public and competitive Requests for Proposals (RFP).**



# Other Opportunities for Affordable Housing

## City-Owned Sites (examples)



### **STAPLETON SENIOR HOUSING**

- . 180 Broad Street
- . 104 units
- . 1 household member must be age 55+
- . 100% affordable



### **MARKHAM GARDENS**

- . Senior apartments
- . 80 rental units, 5 stories
- . Available to people age 62+ at 50% AMI (individuals at \$30,250 or less, couples at \$34,550 or less)
- . 100% affordable, tenants pay 30% of income

# Other HPD Resources

**We will be back...**

**In Spring 2016, we will be sharing more information about:**

- **Preservation rehab loan products**
- **Housing quality and code enforcement**
- **Emergency assistance for struggling tenants and homeowners**
- **Resources for tenants facing harassment and other issues**