Masaryk Towers, a 1,105-unit Mitchell-Lama cooperative located in the Lower East Side of Manhattan, is working with the City to finance a new boiler plant and cogeneration system and lock-in affordability.

15,000

homes in the City's portfolio preserved over the next eight years

Mitchell-Lama Reinvestment Program

The City's Mitchell-Lama portfolio is under unprecedented pressure to convert to market-rate housing. Over the last thirty years, nearly 20,000 City-supervised apartments "opted-out" of the program. The challenges of maintaining an aging housing stock and rising property values are now putting more of the City's portfolio at risk.

Of the approximately 100 remaining developments with more than 45,000 homes, roughly two-thirds are affordable cooperatives, representing a significant source of affordable homeownership opportunity for New York City.

The new Mitchell-Lama Reinvestment Program will rapidly deploy new capital to provide the low-cost, long-term financing needed to anchor the affordability of these remaining Mitchell-Lamas.

By leveraging an array of financing tools, the program will:

» Restructure the projects' existing debt;

» Provide long-term tax benefits;

» Fund critical capital repairs; and,

» Lock in the properties' affordability for at least an additional 20 years.

In addition to the low-cost financing provided through the program, many properties will also qualify for an even deeper exemption through the J-51 program. These property tax exemptions will help keep rents and maintenance fees low for residents and ensure that properties remain affordable over the long term. The City anticipates spending $250 million in financing for this program over the next several years.

Impact: The program will serve low-, moderate-, and middle-income homeowners and renters by providing a long-term vehicle to preserve this precious housing resource in our communities. Over the next eight years alone, the program is expected to preserve approximately **15,000 homes in the City's portfolio**.