Housing New York is Mayor Bill de Blasio’s plan to address the affordable housing crisis in New York City. The Plan aims to build or preserve 200,000 affordable housing units over the next 10 years, and to help both tenants and landlords preserve the quality and affordability of their homes.

### 2015 New York City Area Median Income (AMI)

<table>
<thead>
<tr>
<th>Family Size</th>
<th>30% of AMI</th>
<th>50% of AMI</th>
<th>60% of AMI</th>
<th>80% of AMI</th>
<th>100% of AMI</th>
<th>120% of AMI</th>
<th>165% of AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$18,150</td>
<td>$30,250</td>
<td>$36,300</td>
<td>$48,350</td>
<td>$60,500</td>
<td>$72,600</td>
<td>$99,825</td>
</tr>
<tr>
<td>2</td>
<td>$20,750</td>
<td>$34,550</td>
<td>$41,460</td>
<td>$55,250</td>
<td>$69,100</td>
<td>$82,920</td>
<td>$114,015</td>
</tr>
<tr>
<td>3</td>
<td>$23,350</td>
<td>$38,850</td>
<td>$46,620</td>
<td>$62,150</td>
<td>$77,700</td>
<td>$93,240</td>
<td>$128,205</td>
</tr>
<tr>
<td>4</td>
<td>$25,900</td>
<td>$43,150</td>
<td>$51,780</td>
<td>$69,050</td>
<td>$86,300</td>
<td>$103,560</td>
<td>$142,395</td>
</tr>
<tr>
<td>5</td>
<td>$28,000</td>
<td>$46,650</td>
<td>$55,980</td>
<td>$74,600</td>
<td>$93,300</td>
<td>$111,960</td>
<td>$153,945</td>
</tr>
</tbody>
</table>

### 2015 New York City Monthly Rents

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>30% of AMI</th>
<th>50% of AMI</th>
<th>60% of AMI</th>
<th>80% of AMI</th>
<th>100% of AMI</th>
<th>120% of AMI</th>
<th>165% of AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$453</td>
<td>$756</td>
<td>$907</td>
<td>$1,208</td>
<td>$1,512</td>
<td>$1,815</td>
<td>$2,495</td>
</tr>
<tr>
<td>1 BR</td>
<td>$486</td>
<td>$810</td>
<td>$972</td>
<td>$1,295</td>
<td>$1,620</td>
<td>$1,944</td>
<td>$2,673</td>
</tr>
<tr>
<td>2 BR</td>
<td>$583</td>
<td>$971</td>
<td>$1,165</td>
<td>$1,553</td>
<td>$1,942</td>
<td>$2,331</td>
<td>$3,205</td>
</tr>
<tr>
<td>3 BR</td>
<td>$673</td>
<td>$1,122</td>
<td>$1,347</td>
<td>$1,795</td>
<td>$2,245</td>
<td>$2,694</td>
<td>$3,704</td>
</tr>
</tbody>
</table>

Source: Based on the U.S. Department of Housing and Urban Development’s Estimate for Area Median Income in 2015.

### What is Affordable Housing?

Housing is considered “affordable” when a household spends no more than 1/3 of its income on rent and utilities. Of the Plan’s proposed 200,000 affordable housing units, 60% involve the preservation of existing affordable housing, and 40% will be new construction.

### Affordable for Whom?

Housing New York aims to create and preserve housing for a wide range of incomes, with a majority of new units targeted to those earning below 60% of the Area Median Income (AMI),* or less than $46,620 for a family of 3. HPD will work with residents to develop neighborhood-specific policies to address the needs and priorities of communities.

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*What is Area Median Income (AMI)?

Area Median Income (AMI) is defined each year by HUD for all cities across the country. The 2015 AMI for New York City is $77,700 for a family of 3.
This document summarizes the goals, strategies, and actions that the Department of Housing Preservation and Development (HPD) is proposing to undertake in response to a range of needs and priorities articulated by East New York residents. HPD’s Office of Neighborhood Strategies has developed and is continuing to refine this Plan in collaboration with community members, elected officials, and partner agencies. The Housing Plan is one element of a comprehensive Community Plan that is looking at other critical elements of neighborhood livability and opportunity, including economic and workforce development; community facilities and resources; infrastructure and transportation; and land use and urban design.

For more information about the East New York Community Plan, or to submit feedback, visit nyc.gov/EastNewYork.

**WHAT WE HEARD**

There are high rates of homelessness, high rents, and overcrowding—more affordable housing is needed at levels affordable to existing residents.

- “Home values in the area have spiked, resulting in landlords that are harassing tenants.”
- “High property taxes and utility costs are putting a burden on homeowners.”
- “Local residents should be involved in the development process and benefit from investment, including local contracting and hiring.”
- “We need to prioritize protecting low-cost housing and preventing displacement of current residents.”
- “We need housing for a range of incomes, not just for the very poor or for the very rich.”

**NEIGHBORHOOD CONTEXT**

**INCOMES & AFFORDABILITY**

- The median household income is about $34,500 per year.
- 1 in 3 families earns less than 30% AMI ($23,350 for a 3 person household).
- 1 in 4 households earns more than 80% AMI ($62,150 for a 3 person household).

<table>
<thead>
<tr>
<th>East NY Household Incomes (CD5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $23,150 (0-30% AMI)</td>
</tr>
<tr>
<td>$23,151 - $38,850 (30-50% AMI)</td>
</tr>
<tr>
<td>$38,851 - $62,150 (50-80% AMI)</td>
</tr>
<tr>
<td>$62,150+ (80% AMI+)</td>
</tr>
</tbody>
</table>

**HOUSING STOCK**

- Approximately 45% of East NY’s housing stock is regulated affordable housing.
- About 60% of the residential units are in small 1-5 unit buildings.
- The building stock is old – 50% of units were constructed prior to 1947.

**Regulatory Status of East NY Housing Stock (CD5)**

- Unregulated: 55%
- Government Assisted: 30%
- NYCHA: 10%
- Rent Stabilized: 5%

**EAST NEW YORK COMMUNITY VISION & GUIDING PRINCIPLES**

- Support the development of a diverse, livable neighborhood anchored by affordable housing serving a range of incomes.
- Preserve the quality and affordability of existing housing, and prevent displacement.
The City has committed $36 million for free legal representation in housing court to tenants facing harassment in neighborhood rezoning areas. East NY tenants facing harassment, building neglect, or eviction proceedings who meet income requirements are eligible.

A new Tenant Harassment Prevention Task Force was created to investigate and bring enforcement actions – including criminal charges – against landlords who harass tenants in East NY and other neighborhoods. The Task Force is a collaboration of the Office of the NYS Attorney General, NYS Homes and Community Renewal, and NYC agencies, including HPD.

**DRAFT EAST NEW YORK HOUSING PLAN**

**STRATEGY**

01 **PRESERVE EXISTING AFFORDABLE HOUSING**

Focus and expand financing and tax incentive programs to maintain affordability

- HPD will use the new Green Housing Preservation Program to rehabilitate and preserve affordability in 5- to 50-unit buildings by financing energy efficiency and water conservation improvements.
  - While financing is available citywide, the City will initially focus outreach and technical assistance on neighborhoods within Con Edison’s Brooklyn Queens Demand Management Zone, which includes East NY.

- HPD will streamline and expand its small home loan repair programs for low to moderate income homeowners of 1- to 4-unit buildings
  - HPD will shorten the application process for these programs
  - HPD will seek increased funding for SCHAP and NHS. For FY 2016, HPD requested approximately $1.5 million – an 80% increase from FY 2015.
  - HPD will also evaluate potential for additional funding sources to serve 1- to 2-unit buildings.

- HPD will work with community-based organizations to develop and implement a communications, marketing, and outreach strategy to target buildings in East NY that are not currently government assisted. In exchange for financial assistance from the City, building owners agree to maintain long-term affordability.

- HPD will work with HPD, HUD, or other government subsidies and are subject to regulatory agreements.*
  - HPD will proactively target buildings with expiring regulatory agreements or tax benefits and work with owners to extend affordability.
  - HPD’s new Community Partnerships Division is working with government agencies and community stakeholders to monitor buildings – with a focus on East NY.

- Approximately 30% of all units were financed using HPD, HUD, or other government subsidies and are subject to regulatory agreements.*
  - Not including NYCHA or units that are only rent stabilized.

**STRATEGY**

Target code enforcement to ensure housing quality

- HPD plans to increase the number of code inspectors city-wide by 17% by the start of the 2016 heating system.
- HPD will continue to more proactively coordinate the rehabilitation of distressed properties in East NY.
  - In FY 2014, HPD conducted over 20,000 building inspections in CD5 and issued over 12,500 violations. Over 11,000 violations were remediated or repaired by building owners. The agency also spent over $1.5 million on emergency housing repair work.

**STRATEGY**

Strengthen community partnerships to protect tenants from displacement

- The City has committed $36 million for free legal representation in housing court to tenants facing harassment in neighborhood rezoning areas. East NY tenants facing harassment, building neglect, or eviction proceedings who meet income requirements are eligible.
1. Green Preservation (30%)
2. Small Home Repair
3. Marketing & Outreach
4. + 17%
5. $36 million
6. Tenant Harassment Prevention Task Force
**02 DEVELOP NEW AFFORDABLE HOUSING**
Ensure at least 50% of new housing built in the East NY rezoning area is affordable to local residents

HPD will prioritize the development of over 1,200 units of affordable housing within the next two years.*

- 100% affordable housing to be built on public and private sites
- Both large-scale rental and infill homeownership development

On private sites, HPD will require developers to provide affordability levels per the Extremely Low and Low Income Affordability (ELLA) Program.

- At least 80% of all affordable housing will serve families earning up to 60% AMI
- 40% will serve families earning up to 50% AMI
- 25% will serve families earning up to 40% AMI

Infill homeownership sites will serve households earning 80% AMI and above

On public sites, HPD will require developers to provide even deeper affordability levels.

- 100% affordability on all public sites
- At least 80% of all affordable housing will serve families earning up to 60% AMI
- 35% of all units will serve families earning up to 40% AMI

The City will implement Mandatory Inclusionary Housing (MIH) in East New York.

- MIH will require that a minimum percentage of new housing in the East NY rezoning area is set aside as permanently affordable
- Affordability levels will be subject to the terms of the MIH Program

* Following ULURP

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**03 PROMOTE LOCAL ECONOMIC DEVELOPMENT**
Leverage affordable housing development to create local jobs and strengthen small businesses

The City will design programs that support small businesses (mom and pop) and community facilities integrated with affordable housing development.

HPD will continue to build capacity, improve access to capital, and increase opportunities for Minority- and Women-Owned Business Enterprises (M/WBEs).

- Continue M/WBE developer training programs in partnership with SBS (include picture from graduation?)
- Continue to offer low-cost funding for M/WBE developers to acquire housing sites
- Explore opportunities to create new incentives for M/WBE participation in public site development

The City will explore opportunities to connect local residents to career training and job opportunities in affordable housing.

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**04 TRACK & REPORT**
Track and report on housing development and preservation activity.

HPD will issue annual progress reports on housing development and preservation activity in the neighborhood, which will describe:

- Project location
- Construction type
- Number of units
- AMI levels
- Rental or owner
- Start/completion dates
- Size of retail/community uses

Every three years, HPD will publish demographic and housing analyses to evaluate neighborhood change and determine whether policy refinements or new tools are required. HPD will analyze:

- Household incomes
- Regulatory status of housing
- Rental housing costs
- Property values
- Housing quality
AFFORDABLE HOUSING PRESERVATION

GOAL

Preserve the quality and affordability of existing housing, and prevent displacement

STRATEGY

Focus and expand financing and tax incentive programs to maintain affordability

1. Proactively target buildings with expiring regulatory agreements or tax benefits, and work with owners to extend affordability
   - HPD’s new Community Partnerships Division is working with government agencies and community stakeholders to monitor buildings – with a focus on East NY and other planning areas
   - HPD is also meeting regularly with HUD and community organizers to ensure close coordination on opportunities to preserve affordability in HUD-assisted buildings that are at risk of opting out

2. Use the new Green Housing Preservation Program to rehabilitate and preserve affordable housing in East NY
   - While financial incentives under the Program will be available citywide, the City will initially focus outreach and technical assistance on neighborhoods within Con Edison’s Brooklyn Queens Demand Management Zone, which includes East NY

3. Streamline and expand small home repair loan programs
   - Shorten the application process for SCHAP and NHS so homeowners can more quickly make necessary improvements
   - Request increased funding for SCHAP and NHS
   - Evaluate potential for additional funding sources that specifically serve 1- to 2-unit buildings

4. Enhance marketing and outreach efforts to building owners
   - Work with community-based organizations to implement a communications, marketing, and outreach strategy in neighborhood planning areas, including East NY, to target buildings that are not currently government assisted

STRATEGY

Target code enforcement to ensure housing quality

5. Continue to connect existing HPD programs in enforcement, preservation finance, and community partnerships to more proactively coordinate the rehabilitation of distressed properties
   - Proactive Preservation Initiative
   - Alternative Enforcement Program
   - Emergency Repair Program
   - Underlying Conditions Program
   - 7A Management Program
   - Litigation

STRATEGY

Strengthen community partnerships to protect tenants from displacement

6. Continue to provide free legal representation to East NY tenants facing harassment
   - A recent $36 million commitment from the City will provide free legal representation in housing court to all tenants in rezoned neighborhoods facing harassment, building neglect, or eviction proceedings

7. Work with the new Tenant Harassment Prevention Task Force to investigate
   - The Task Force is confronting the rise in complaints that landlords are using a variety of tactics, including disruptive and dangerous renovation and construction projects, to force tenants into vacating rent-regulated apartments

What do you think about these strategies?
Support the development of a diverse, livable neighborhood anchored by affordable housing serving a range of incomes

**AFFORDABLE HOUSING DEVELOPMENT**

**GOAL**

Ensure at least 50% of all new housing built in the East NY rezoning area is affordable to local residents

**STRATEGY**

1. Prioritize the development of approximately 1,200 units of affordable housing within the next two years

   - 100% affordable housing to be built on public and private sites
   - Opportunities for large-scale rental and infill homeownership development

<table>
<thead>
<tr>
<th>Pipeline Sites (CDR)</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Sites</td>
<td>900</td>
</tr>
<tr>
<td>Dinsmore-Chestnut RFP</td>
<td>200</td>
</tr>
<tr>
<td>NCP - North Cluster RFQ</td>
<td>35</td>
</tr>
<tr>
<td>NCP - South Cluster RFQ</td>
<td>30</td>
</tr>
<tr>
<td>NIHOP - North Cluster RFQ</td>
<td>10</td>
</tr>
<tr>
<td>NIHOP - South Cluster RFQ</td>
<td>20</td>
</tr>
<tr>
<td>NIHOP - East Cluster RFQ</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,210</strong></td>
</tr>
</tbody>
</table>

2. On private sites, require affordability per the Extremely Low and Low Income Affordability (ELLA) Program

   - At least 80% of all affordable housing will serve families earning up to 60% AMI
   - 40% will serve families earning up to 50% AMI
   - 25% will serve families earning up to 40% AMI

   * ELLA permits a maximum of 20% of all units to be set aside for households earning up to 90% AMI.

3. On public RFP and RFQ sites, require even deeper affordability*

   - 100% affordability on all public sites
   - At least 80% of all affordable housing will serve families earning up to 60% AMI
   - 35% of all units will serve families earning up to 40% AMI

   * NIHOP homeownership (NIHOP) sites will serve households earning 80% AMI and above

   * Dinsmore-Chestnut and NCP sites only

4. Implement Mandatory Inclusionary Housing (MIH)

   - If in the future rents rise to the point where they would support market-rate housing development without subsidy, MIH will ensure that a minimum percentage of new housing is set aside as permanently affordable
   - Affordability levels will be subject to the terms of the MIH Program

*What do you think about this strategy?*
The previous boards outlined draft strategies and actions that the NYC Department of Housing Preservation and Development (HPD) can undertake to preserve affordability and prevent displacement, develop new affordable housing opportunities, leverage development for local economic development, and hold itself accountable to implementation. Please provide feedback and comments so that the Office of Neighborhood Strategies can revisit these strategies to ensure they best meet the needs of East New York.

<table>
<thead>
<tr>
<th>Pipeline Sites (CDS)</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Sites</td>
<td>900</td>
</tr>
<tr>
<td>Dinamore-Chestnut RFP</td>
<td>200</td>
</tr>
<tr>
<td>NCP - North Cluster RFQ</td>
<td>35</td>
</tr>
<tr>
<td>NCP - South Cluster RFQ</td>
<td>30</td>
</tr>
<tr>
<td>NIHOP - North Cluster RFQ</td>
<td>10</td>
</tr>
<tr>
<td>NIHOP - South Cluster RFQ</td>
<td>20</td>
</tr>
<tr>
<td>NIHOP - East Cluster RFQ</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,210</strong></td>
</tr>
</tbody>
</table>

Unit counts may change; programming and design for the Dinamore-Chestnut RFP subject to further discussion with Elected officials and community partners.

You can view the East NY Housing Plan online and send us your feedback at nyc.gov/EastNewYork