

# 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.**

These units will be affordable to households earning a range of incomes, from less than 30% of Area Median Income (AMI), or \$24,500

for a three-person household, up to 90% of AMI, or \$73,440 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.

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. Building design must comply with zoning requirements to reflect neighborhood context. 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 new units on public and private sites 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.

For example, a 3-person household (1 child, 2 earners) making \$10 an hour each, 40 hours a week for 50 weeks of the year, earn a total household income of \$40,000 (~50% of AMI) They are eligible to apply for a new 2 bedroom apartment in the neighborhood with rents at \$958 or \$1,162.

For full details about the East New York Community Plan and HPD’s strategies to preserve existing affordable housing and protect tenants, or to submit feedback, visit: [www.nyc.gov/eastnewyork](http://www.nyc.gov/eastnewyork)

## Income and Rent Targets for Affordable Housing in East New York

Percent of New Units		AMI & Household Size*	Sample Annual Incomes**	Unit Size	Sample Monthly Rents***
Private Sites	Public Sites				
10%	15%	30% of AMI	\$14,675 - 19,050	Studio	\$428
		1 Bedroom	\$15,738 - 21,800	\$459	
		2 Bedroom	\$18,858 - 24,500	\$550	
		3 Bedroom	\$21,806 - 27,200	\$636	
15%	20%	40% of AMI	\$20,126 - 25,400	Studio	\$587
		1 Bedroom	\$21,566 - 29,000	\$629	
		2 Bedroom	\$25,852 - 32,640	\$754	
		3 Bedroom	\$29,863 - 36,240	\$871	
15%	15%	50% of AMI	\$25,577 - 31,750	Studio	\$746
		1 Bedroom	\$27,395 - 36,250	\$799	
		2 Bedroom	\$32,846 - 40,800	\$958	
		3 Bedroom	\$37,955 - 45,300	\$1,107	
40% to 60%	30% to 50%	60% of AMI	\$30,994 - 38,100	Studio	\$904
		1 Bedroom	\$33,223 - 43,500	\$969	
		2 Bedroom	\$39,840 - 48,960	\$1,162	
		3 Bedroom	\$46,056 - 54,360	\$1,343	
Up to 20%	Up to 20%	61-90% AMI	\$38,101 - 54,450	Studio	\$1,111-1,224
		1 Bedroom	\$43,501 - 62,190	\$1,268-1,530	
		2 Bedroom	\$48,961 - 69,930	\$1,428-1,836	
		3 Bedroom	\$54,361 - 77,670	\$1,586-2,120	

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

\*\*Based on 2016 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.

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