










HOUSING NEW YORK

PARTNER AGENCIES & OFFICES

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Mayor's
Office of
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of Workforce
Development

New York
City Housing
Development
Corporation

From the 2014 launch of Housing New York (HNY) through June 2019, the City has financed the creation or preservation of 135,437 affordable homes across New York City. Over 40 percent of these homes are reserved for households making less than \$37,350 for a single person or \$48,050 for a family of three. In Fall 2017, Mayor de Blasio committed to accelerating and expanding the pace of HNY to achieve 300,000 affordable apartments by 2026 – 100,000 more than initially planned. Already, the City had ramped up to produce more than 20,000 affordable homes a year, and has now surpassed 25,000 affordable apartments annually for the last two years.

In Fiscal 2019, the Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC) financed a total of 25,299 affordable homes, including the highest production of homes for seniors and homeless households of any year on record. The City financed nearly 2,000 affordable homes for seniors in this fiscal year alone, for a cumulative total of 8,476 senior-restricted homes since the beginning of HNY. The City also created 2,682 homes for homeless households, for a cumulative total of 11,552 under HNY to date.

HPD and HDC continue to advance new programs and policies that more effectively target underused sites and preserve the affordability of neighborhoods experiencing rapidly rising rents. A host of new programs are designed to more holistically serve vulnerable populations while also creating new opportunities for affordable homeownership. This includes targeted efforts to combat tenant harassment with the formation of the Tenant Anti-Harassment Unit. Announced in July 2018, this unit will partner with the Department of Buildings and other agencies to pursue potential cases of maintenance harassment in multi-family residential buildings and connect tenants to legal services resources.

These successes depend on the collaboration and commitment of more than a dozen City agencies and offices, including HPD, HDC, the New York City Housing Authority (NYCHA), the Department of City Planning (DCP), the New York City Economic Development Corporation (NYCEDC), the Department of Buildings (DOB), the Human Resources Administration (HRA), the Department of Homeless Services (DHS), the Department of Small Business Services (SBS), the Mayor's Office of Workforce Development and the Mayor's Office of Capital Project Development. HNY is segmented into the following broad strategies and priority initiatives. Unless otherwise noted, the accomplishments below occurred between July 2018 and June 2019.

FOSTERING DIVERSE, LIVABLE NEIGHBORHOODS

HNY recognizes that thriving neighborhoods require affordable housing as well as services and community resources. Together, DCP, HPD, HDC, SBS, NYCEDC and NYCHA work to provide housing and economic opportunities while enhancing the livability of neighborhoods.

Accomplishments include:

In July 2018, NYCEDC, HPD, HDC and Council Member Donovan Richards announced plans to deliver over 670 units of affordable housing across two projects in Far Rockaway. The City selected The Community Builders, Inc. to activate an underutilized City-owned lot at Beach 21st Street to create 224 units of mixed-income affordable housing, commercial space and community facilities. The City also closed on construction financing to deliver 457 units of affordable housing for the initial phase of the Far Rockaway Village project, which will transform the neighborhood's long-neglected shopping center into a vibrant mix of affordable housing, modern retail and public space, serving as a village center for the neighborhood.

Also in July 2018, HPD announced the designation of three development teams to create more than 900 affordable homes in Brownsville, and published its first annual progress report on the commitments made in the Brownsville Plan. This plan was created through a year-long planning process that brought together over 20 government agencies, 30 community-based organizations and nearly 500 residents to identify neighborhood priorities. The Brownsville Plan is leading to the creation of over 2,500 new affordable homes, representing more than \$1 billion of investment.

In August 2018, the City Council approved the Inwood Neighborhood Rezoning, the City's plan to ensure Inwood remains an affordable, attractive neighborhood for working and immigrant families. Developed over the course of three years, the Inwood NYC plan will deliver over \$200 million in new public investment to the neighborhood for the creation, preservation and protection of thousands of affordable homes, new parks and waterfront access, new STEM education offerings and support for small businesses and good jobs.

In September 2018, HPD announced the team to lead the transformation of the historic Greenpoint Hospital site into a new mixed-use development that will feature over 500 units of affordable housing and new space for an existing shelter to serve 200 New Yorkers experiencing homelessness. St. Nicks Alliance and the Hudson Companies will lead the development of this project in partnership with Project Renewal, a non-profit organization that works with homeless New Yorkers.

PRESERVING THE AFFORDABILITY AND QUALITY OF THE EXISTING HOUSING STOCK

The City works to create new affordable housing units while also preserving the affordability of the existing affordable housing stock so that tenants and homeowners can stay in their homes. In Fiscal 2019, the City preserved the affordability of over 16,000 homes and launched a suite of initiatives focused on protecting tenants and keeping them in their homes.

Accomplishments include:

In July 2018, HPD and HDC announced the launch of Partners in Preservation, a pilot program that will serve as a hub for local anti-displacement initiatives in select New York City neighborhoods that were recently rezoned: East Harlem and Inwood in Manhattan and the Jerome Avenue area in the Bronx. The program provides funding for community-based organizations to jointly coordinate anti-displacement initiatives such as code enforcement, tenant organizing and education, legal representation, affirmative litigation, and other strategies. The Request for Proposals (RFP) for program administrators was released in November 2018, and the City selected community-based organizations to lead the pilot in March 2019.

The de Blasio administration announced the implementation of the Certification of No Harassment (CONH) Pilot Program, which was created under a new law requiring buildings to meet specific criteria certifying that no tenant harassment has taken place before being granted construction permits to significantly alter their properties. The City also published the list of more than 1,000 buildings with approximately 26,000 units that will now be subject to the CONH program. Owners of buildings included on the program list will be required to apply for a Certification of No Harassment before they are approved for construction permits by DOB. HPD will conduct the investigation to certify

that no tenant harassment has taken place. Owners denied a CONH will not be able to significantly alter their buildings for five years, unless they provide permanently affordable housing to be built without City subsidy, tax benefits or inclusionary housing.

Another new tool to fight harassment is the Speculation Watch List, which identifies recently sold rent-regulated buildings where potentially predatory investment may put tenants at risk. The City is making this information available so that tenants and tenant advocates can better target where tenant harassment may occur. The list was announced as part of Council Member Ritchie Torres' Predatory Equity bill, which was signed into law earlier this year. Released quarterly, the Speculation Watch List will include about 150 recently sold rent-regulated buildings a year.

In Fiscal 2019, the City also created the Mayor's Office to Protect Tenants to spearhead anti-harassment initiatives, enhance interagency enforcement and closely engage with tenants and advocates.

BUILDING NEW AFFORDABLE HOUSING FOR ALL NEW YORKERS

New York City's residents come from all corners of the globe and all walks of life. The City seeks to preserve the diversity of our neighborhoods through programs designed to reach residents at all income levels, as well as programs that will produce affordable housing on vacant and underdeveloped parcels of public land in all five boroughs.

Accomplishments include:

In November 2018, HPD launched ShareNYC, an initiative to create innovative and affordable shared housing developments in order to test new ways to meet housing needs. The ShareNYC Request for Information (RFI) / Request for Expressions of Interest (RFEI) was the first of its kind in New York City. The RFI sought information from a wide range of organizations to help shape the standards for this type of affordable housing. Proposals submitted to the RFEI will similarly inform a shared housing program by directly engaging issues of design, management, and financing.

In February 2019, HPD joined the Fifth Avenue Committee, Inc. and the Brooklyn Public Library to break ground on a new development which will bring a dramatically expanded library to the Sunset Park community as well as 49 deeply affordable apartments. Developed in partnership with New York State Homes and Community Renewal, this innovative project will provide Sunset Park with a modern, state-of-the-art public library that is nearly twice the size of the previous library, while simultaneously creating new affordable homes in a pioneering shared-use model that is the first of its kind in New York City.

In March 2019, HPD announced plans to develop 167 units of modular affordable housing and a new community medical center on City-owned land in the East New York section of Brooklyn. A development team led by Thorobird Companies along with non-profit partner Bangladeshi American Community Development and Youth Services (BACDYS) was selected through a competitive RFP process. This RFP is the first disposition of City-owned land under the City's modular construction initiative announced under Housing New York 2.0. Manufacturing of the development will be completed by Brooklyn-based FullStack Modular and BACDYS will oversee programming in the community space that will focus on serving immigrants, women and low-income community members.

In May 2019, HPD selected five finalists from the Big Ideas for Small Lots Housing Design Competition. The competition invited architects and designers from around the globe to submit proposals that addressed challenges of developing high-quality affordable housing on small, irregular lots throughout the city. The five finalists' designs rose to the top of the 444 proposals from 36 countries across five continents that HPD received over the two-month submission period. The competition furthers the City's efforts to unlock difficult-to-develop sites for new housing. By engaging the architectural and design community as critical partners in the development of affordable housing, HPD hopes to demonstrate feasible, replicable housing solutions across various site and neighborhood conditions and promote excellence in urban infill design.

In June 2019, HPD and HDC joined L+M Development Partners, Jonathan Rose Companies and Acacia Network to announce the first phase of Sendero Verde, a 100 percent affordable, mixed-use development in East Harlem. The project will include approximately 700 units of affordable housing, community and social service space, a school, publicly accessible open space, community gardens and neighborhood retail. Sendero Verde is anticipated to be the country's largest development to meet rigorous Passive House energy efficiency standards. The project's community offerings, architectural and landscape elements will provide a unique model for the creation of sustainable mixed-

income communities through innovative public-private partnerships. This first phase of the project is expected to begin construction this year and be completed in 2022.

INCOME BAND DEFINITIONS			
Income Band	Percentage Of Area Median Income	Monthly Rent Required To Prevent Rent Burden	Annual Income Range (Three-Person Household)
Extremely Low Income	0-30%	≤\$644	≤\$25,770
Very Low Income	31-50%	\$645-\$1,074	\$25,771-\$42,950
Low Income	51-80%	\$1,075-\$1,718	\$42,951-\$68,720
Moderate Income	81-120%	\$1,719-\$2,577	\$68,721-\$103,080
Middle Income	121-165%	\$2,578-\$3,543	\$103,081-\$141,735

PROMOTING HOMELESS, SENIOR, SUPPORTIVE AND ACCESSIBLE HOUSING

The City provides supportive, accessible housing to the homeless and other vulnerable New Yorkers with special needs. In Fiscal 2019, the City financed a greater number of homes for seniors and homeless households than any year on record.

Accomplishments include:

In July 2018, HPD and HRA joined non-profit Jericho Project and B&B Urban, a long-time developer of affordable and supportive housing, at the ribbon cutting ceremony for Walton House, the new home for 89 formerly homeless veterans and young adults in the Bronx. Walton House is New York City's first supportive housing development to open under Mayor de Blasio's NYC 15/15 Initiative to provide 15,000 units of supportive housing over 15 years.

In February 2019, HPD and HDC, Camber Property Group, and Harlem Congregations for Community Improvement, Inc. (HCCI), held a groundbreaking ceremony for Victory Plaza, a 136-unit, 100 percent affordable building for seniors in Harlem. The building will include 41 units set aside for formerly homeless seniors and will be constructed on underutilized land using the latest sustainable design principles. The project will leverage recent zoning changes passed by the New York City Council known as Zoning for Quality and Affordability (ZQA) that provide density bonuses for the creation of senior affordable housing. The nine-story building will feature interior and exterior community space and an outdoor garden, as well as offices for on-site social services.

In March 2019, HPD announced the start of construction on the Arthur Avenue Apartments, a new affordable housing development that will create 176 affordable homes for low-income seniors 62 and older. The nine-story building in the Belmont neighborhood of the Bronx will include 54 apartments reserved for formerly homeless seniors in need of support services. The energy-efficient development also features approximately 4,500 square feet of health-oriented community space including an interior green house with a teaching kitchen, a working vegetable garden for tenant use and two landscaped outdoor terraces.

In April 2019, the City financed the acquisition of 17 cluster site buildings by trusted locally based not-for-profit developers, who will work with HPD to rehabilitate the buildings and preserve them as affordable housing. Consisting of nearly 500 units, the buildings will be converted to permanent affordable housing for over 1,000 New Yorkers in need, who will receive services and support from non-profit providers that will help them get back on their feet and transition to living independently.

The new owners will enter into regulatory agreements with HPD to ensure the long-term affordability of the apartments as housing for homeless families and other low-income New Yorkers. Joint Ownership Entity NYC and Neighborhood Restore will acquire these buildings and, in conjunction with local non-profit organizations including Banana Kelly, Fifth Avenue Committee, Fordham Bedford, HELP USA, MHANY, Samaritan Village, and Settlement Housing Fund, will stabilize and manage the buildings, coordinate light-touch social services, and prepare for rehabilitation of the buildings in the near future.

REFINING CITY FINANCING TOOLS AND EXPANDING FUNDING SOURCES FOR AFFORDABLE HOUSING

The City is working to leverage its investments more effectively. As part of HNY, the City will continue to analyze its housing programs, identify new funding streams and create new partnerships to meet HNY's ambitious goals.

Accomplishments include:

HPD, in collaboration with Enterprise Community Partners, took the first step in launching HomeFix, a new program to offer financial assistance for needed repairs to one-to-four family homes for low-to-middle income owners. In June 2019, HPD and Enterprise announced that the Center for NYC Neighborhoods (the Center) in collaboration with their partners Restored Homes Housing Development Fund Corporation, Asian Americans for Equality (AAFE), Community Development Fund (CDF), Neighborhood Housing Services of New York City (NHSNYC), and Parodneck Foundation, was selected to administer HomeFix. Along with low-interest and forgivable home repair loans, the program will provide additional technical assistance, education, and other counseling provided by a network of non-profit partners to support owners of eligible one-to-four family homes.

In December 2018, the City launched the new Neighborhood Pillars Program ("Pillars"), which will provide financing to non-profits and other mission-driven organizations to purchase older rent-regulated buildings to keep them affordable and keep current tenants in place. Pillars will help finance each stage of the process of acquiring and rehabilitating existing rent-stabilized and unregulated buildings to protect current tenants and preserve affordability in neighborhoods across the City. The program aims to fund the acquisition and preservation of nearly 7,500 homes over the next eight years.

In March 2019, HPD and HDC announced the launch of the New York City Down Payment Assistance Fund to help non-profit developers compete for the acquisition of vacant sites to build supportive and affordable housing. In partnership with The Robin Hood Foundation, Charles H. Revson Foundation, Oak Foundation, Supportive Housing Network of New York, Enterprise Community Partners, Local Initiatives Support Corporation, Low Income Investment Fund, the Corporation for Supportive Housing, and the New York City Acquisition Fund, this dedicated \$4.75 million fund will enable experienced non-profits to move more rapidly into contract for vacant properties, eliminating a growing obstacle to development on private sites.

		Actual			Annual Target		Cumulative	
		FY17	FY18	FY19	FY19	FY20	HNY(1/1/14 -6/30/2019)	Target 2026
HOUSING UNITS STARTED								
Total starts (new and preservation)		24,350	32,251	25,299	25,000	25,000	135,437	300,000
New construction starts		7,763	9,278	9,029	10,000	10,000	43,930	120,000
Preservation starts		16,587	22,973	16,270	15,000	15,000	91,507	180,000
Total starts (new construction and preservation) by income band	Extremely low income units	4,014	6,130	5,341	*	*	23,069	31,500
	Very low income units	6,452	12,236	8,486	*	*	34,212	43,500
	Low income units	9,962	11,480	7,956	*	*	56,865	166,500
	Moderate income units	1,533	1,548	1,449	*	*	8,187	30,000
	Middle income units	2,270	703	1,934	*	*	12,434	28,500
	Other units (includes units for building superintendents)	119	154	133	*	*	670	*
Total starts (new construction and preservation) by bedroom distribution	Studio Units	4,309	4,557	4,193	*	*	20,306	*
	1 bedroom units	8,350	10,497	8,929	*	*	46,428	*
	2 bedroom units	8,361	11,617	8,660	*	*	47,323	*
	3 bedroom units	3,025	5,208	3,118	*	*	16,481	*
	4+ bedroom units	287	317	309	*	*	1,815	*
	Unclassified units	18	55	90	*	*	3,084	*
Total units started for special needs populations	Units started for homeless individuals or families	2,625	2,264	2,682	2,400	2,400	11,552	15,000
	Units started for senior individuals or families	929	1,889	1,968	2,000	2,250	8,476	30,000
Total units associated with projects containing public land/buildings		3,106	3,086	4,056	*	*	15,407	*
HOUSING UNITS COMPLETED								
Total completions (new and preservation)		19,353	25,863	17,894	*	*	81,080	*
New construction completions		3,667	5,304	9,045	*	*	18,998	*
Preservation completions		15,686	20,559	8,849	*	*	62,082	*
Total completions (new construction and preservation) by income band	Extremely low income units	2,861	4,189	4,110	*	*	12,888	*
	Very low income units	3,681	7,803	3,222	*	*	16,968	*
	Low low income units	10,340	11,219	7,847	*	*	36,223	*
	Moderate low income units	1,271	2,075	1,286	*	*	5,792	*
	Middle low income units	1,117	454	1,320	*	*	8,811	*
	Other units (includes units for building superintendents)	83	123	109	*	*	398	*
Total completions (new construction and preservation) by bedroom distribution	Studio units	2,508	3,440	3,235	*	*	10,270	*
	1 bedroom units	6,183	9,837	6,147	*	*	28,903	*
	2 bedroom units	6,607	8,894	5,866	*	*	28,334	*
	3 bedroom units	2,235	3,460	2,250	*	*	9,887	*
	4+ bedroom units	220	220	347	*	*	1,142	*
	Unclassified units	1,600	12	49	*	*	2,544	*
Total units completed for special needs populations	Units started for homeless individuals or families	1,232	2,302	2,253	*	*	8,549	*
	Units started for senior individuals or families	1,061	1,070	1,170	*	*	4,355	*

		Actual			Annual Target		Cumulative	
		FY17	FY18	FY19	FY19	FY20	HNY(1/1/14 -6/30/2019)	Target 2026
FISCAL AND ECONOMIC INDICATORS								
Total City investment	Housing New York - Direct City Investment (\$000,000)	\$1,049	\$1,582	\$1,502	*	*	\$5,877	*
Employment impacts	Estimated number of temporary jobs associated with Housing New York construction projects	20,217	23,692	25,503	*	*	119,814	*
	Estimated number of permanent jobs associated with Housing New York projects	696	1,069	888	*	*	4,543	*
Economic impacts	Estimated economic output associated with Housing New York construction spending	\$5,101	\$6,137	\$6,767	*	*	\$30,601	*
	Estimated annual economic output associated with ongoing operations of Housing New York projects (in millions)	\$154	\$208	\$181	*	*	\$917	*
¹ Data on bedroom distribution is not available for homeownership assistance programs and small homeowner preservation programs.								

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

None.

ADDITIONAL RESOURCES

For more information about these and additional initiatives underway, go to:

- Housing New York: A Five-Borough, Ten-Year Plan:
<http://www.nyc.gov/html/housing/pages/home/index.shtml>
- Housing New York: Three Years of Progress (January 2014 – December 2016)
<http://www1.nyc.gov/assets/hpd/downloads/pdf/about/hny-three-years-of-progress.pdf>
- Housing New York 2.0
<http://www1.nyc.gov/assets/hpd/downloads/pdf/about/hny-2.pdf>

