

HOUSING NEW YORK

PARTNER AGENCIES & OFFICES

Over 165,000 affordable homes have been preserved or built across New York City since Mayor de Blasio launched the Housing New York (HNY) initiative in 2014. Through this plan, the City has pursued an ambitious neighborhood and housing development strategy with the goal to finance more than 300,000 affordable units through 2026 and build a fairer and more livable city for all New Yorkers.

In February 2020, HNY opened the year with ambitious goals. In his State of the City address, Mayor de Blasio announced Your Home NYC, the next phase of Housing New York, which will prioritize building new homes for the lowest-income New Yorkers. Half of all City-financed new residential buildings will be for families making under \$50,000 per year, and at least half of those will be for families making less than \$30,000 per year. The City was on track to finish another fiscal year of record productivity while guiding investments toward the lowest-earning households and the most distressed communities when COVID-19 dealt us a devastating blow. In the face of this global pandemic, the City understandably needed to conserve resources for the immediate health care response, but HNY remained focused on its mission: keeping New Yorkers in safe, secure housing while building and preserving affordable housing throughout the city's five boroughs. At the same time, HPD conducted special outreach to vulnerable New Yorkers to ensure access to food, air conditioning and personal protective equipment.

An historic investment in the Bronx's Co-op City, the world's largest housing cooperative, drove the City to a record level of preservation and homeownership investment in Fiscal 2020. Because of this investment, more than 15,000 homes in Co-op City will remain affordable for current and future homeowners over the next 40 years. In Fiscal 2020, the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC) locked in over 30,000 affordable homes for 75,000 New Yorkers. More than 50 percent of those homes serve families earning less than \$52,000.

New HPD and HDC programs are achieving deeper levels of affordability, with 44 percent of HNY units going to extremely low and very low-income households. More than 80 percent of HNY production served either low-income, very low-income or extremely low-income families and adults.

HNY's success depends on the collaboration and commitment of more than a dozen City agencies and offices, including HPD, HDC, New York City Housing Authority (NYCHA), Department of City Planning (DCP), the New York City Economic Development Corporation (EDC), the Department of Buildings (DOB), Human Resources Administration (HRA), 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 stated, the accomplishments below occurred between July 2019 through June 2020.

-  DCP
-  DHS
-  DOB
-  DOF
-  DOT
-  DPR
-  FDNY
-  HPD
-  HRA
-  NYCEDC
-  NYCHA

- Mayor's Office of Capital Project Development
- Mayor's Office of Workforce Development
- New York City Housing Development Corporation

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:

Where We Live NYC is the City's comprehensive plan to promote fair housing and advance opportunity for all New Yorkers. In January 2020, HPD, in partnership with NYCHA, released the Where We Live Draft Plan, outlining key goals and strategies to address New York City's fair housing challenges. New Yorkers are increasingly living in neighborhoods that are more racially and economically diverse, and this Administration has been focused on creating a fairer city for all by expanding opportunity and strengthening neighborhoods. The de Blasio Administration continues to make progress implementing inclusive policies and making investments that reduce existing inequities and build a sustainable future for all New Yorkers.

In August 2019, HPD teamed up with the Center for New York City Neighborhoods (the Center) to focus on bringing life back to Zombie homes, homes that are vacant, deteriorated and whose owners are behind on their mortgage payments. The City has tracked at least 2,000 such homes, primarily in areas still working through economic distress caused by the foreclosure crisis and partnered with housing advocates like the Center to hold mortgage holders accountable and design new ways to return these abandoned homes to productive use.

In December 2019, HPD, HDC, and EDC announced significant investments in Downtown Far Rockaway that would add nearly 800 affordable homes to the peninsula. These homes add to the 590 new construction units financed in the area since the New York City Council voted in favor of a neighborhood rezoning in Far Rockaway in September 2017. The newly financed affordable housing units will be spread across three projects – RadRoc, Beach 21, and Rockaway Village Phase II. Upon completion, the units will be affordable to households earning a wide range of incomes, including the formerly homeless, extremely low- to moderate-income New Yorkers. These projects will also create new public space, improved infrastructure, jobs, as well as commercial and community space for local businesses and nonprofits.

In December 2019, EDC and HPD joined city officials and BFC Partners at the historic Bedford Union Armory in Crown Heights to celebrate the groundbreaking of the site's redevelopment. Community leaders have long envisioned this becoming a vibrant gathering space for the Crown Heights community. In addition to affordable housing and affordable space for local non-profits, The Armory will accommodate several enrichment activities and educational programs including computer and coding classes, dance and performance studios, and literacy courses. The space will also include a recreation center that will house three basketball courts; a multi-use field that will be used for soccer, volleyball, and martial arts; a full-length swimming pool; a fitness center; and areas designated for boxing and archery.

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 2020, the City preserved the affordability of a record 23,520 homes and focused on protecting tenants and keeping them in their homes.

Accomplishments include:

In April 2020, HPD announced the preservation of 16,083 affordable homes for New Yorkers, including Co-op City, the largest housing cooperative in the world, and Cooper Square, the oldest Community Land Trust in the city. HPD locked in affordability for 15,372 homes spread across 73 buildings in Co-op City until 2052. The affordability agreement guarantees Co-op City's continuation in the Mitchell-Lama program and the major development will receive accessibility upgrades for 45 buildings thanks to a \$1 million commitment from the New York City Council.

In March 2020, HPD announced sweeping enforcement actions against landlords of NYC's most troubled buildings. Through its new Anti-Harassment Unit (AHU), formed in 2019 to address tenant harassment, HPD sought nearly

\$400,000 in housing court from two property owners to halt harassment and correct conditions in six buildings in Manhattan and the Bronx.

In November 2019, HPD and the Center for New York City Neighborhoods (the Center) began accepting applications for HomeFix, a program which provides financing for homeowners in need of repairs. The program was made possible through funding from Enterprise Community Partners, the New York City Council, the City of New York, and the Office of the New York Attorney General and provides affordable and potentially forgivable loans to eligible low- to middle-income New York City homeowners who are underserved by private institutions. HomeFix leverages the Center's extensive network of nonprofit partners to provide support to local homeowners through technical assistance, education, and financial counseling.

In November 2019, HPD, in partnership with LeadFreeNYC, launched an outreach and education campaign to remind property owners of their responsibilities under the law when it comes to identifying lead-based paint hazards and remediating those hazards safely. The campaign also informed property owners about grants and other available resources that can help fulfill those obligations. In addition, HPD and DOHMH conducted targeted outreach to approximately 100,000 households, and in buildings where owners did not address lead hazards, HPD made repairs and billed owners. In February 2020, HPD joined New York Attorney General Letitia James as she announced a lawsuit against a property management corporation that failed to comply with NYC's lead poisoning prevention law. HPD will continue to educate property owners and tenants of their responsibilities and rights regarding lead hazards in the home, and partner with advocates seeking to get lead exposure in New York City down to zero.

In October 2019, the Mayor's Office to Protect Tenants (MOPT) launched a campaign to educate tenants on new rent reform laws. The campaign was designed to help New Yorkers fully benefit from the Home Stability and Tenant Protect Act of 2019 – explaining protections they have in order to empower them to advocate for themselves. In June 2020, in the wake of the pandemic, MOPT also launched a new tenant helpline for New Yorkers at risk of eviction due to COVID-related loss of income. It has provided a critical service for New Yorkers navigating changing guidelines regarding evictions and rent relief during the pandemic.

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 its 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 2019, HPD and HDC celebrated the opening of the first completed residential building in the Lambert Houses redevelopment. The 163-unit affordable housing residence replaced a 44-unit demolished building at 988 East 180th Street, which was vacated with all tenants relocated within the existing Lambert Houses development. Ultimately, the entire redevelopment will include 13 new buildings, increasing the number of residential units by nearly 1,000, creating 1,665 permanently affordable residential units with a host of tenant amenities, retail space, community facilities, up-to-date mechanical systems and energy efficiency standards, and improved configuration and services for greater resident service and security.

In February 2020, HPD and HDC celebrated the opening of Beach Green Dunes II, a 100 percent affordable housing development in Edgemere, Queens. The development is a cutting-edge, sustainable project that furthers the City's commitment to building a stronger, more resilient Edgemere community. The building brings 127 new homes to Edgemere in addition to retail and outdoor recreation space, including a play area for children. Of the 127 affordable apartments, more than 50 homes are for the lowest income families making less than \$50,000 a year, and 13 are set aside for homeless New Yorkers.

In August 2019, HPD, in collaboration with the American Institute of Architects New York (AIANY), presented the five finalists of the Big Ideas for Small Lots NYC competition, which sought innovative solutions to transform difficult-to-develop properties into affordable housing. Dozens of small and irregular lots stand vacant in New York City. These

lots, many owned by the City, are considered too small and too difficult to develop by conventional means, yet they are too large to ignore, especially amid a shortage of affordable housing.

Even beyond building new affordable housing, the City has worked to improve the process of connecting people to housing, especially in light of COVID-19. In the midst of the pandemic, HPD asked its developers to rent out additional apartments to homeless families, providing 350 homes to move families out of shelter. And in June 2020, HPD launched the new NYC Housing Connect, which draws on user feedback to make the process of applying for affordable housing easier than ever. The new mobile-optimized website streamlines the application process, providing New Yorkers with a clear picture of the opportunities they can apply for. It also includes more types of housing than ever before, such as homeownership and re-rentals.

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%	≤\$768	≤\$30,720
Very Low Income	31-50%	\$769-\$1,280	\$30,721-\$51,200
Low Income	51-80%	\$1,281-\$2,048	\$51,201-\$81,920
Moderate Income	81-120%	\$2,049-\$3,072	\$81,921-\$122,880
Middle Income	121-165%	\$3,073-\$4,224	\$122,881-\$168,960

PROMOTING HOMELESS, SENIOR, SUPPORTIVE AND ACCESSIBLE HOUSING

The City provides supportive, accessible housing to the homeless and other vulnerable New Yorkers with special needs.

Accomplishments include:

In September 2019, HPD, HDC, NYCHA, and New York State officials joined Breaking Ground to celebrate the start of construction on 152 units of affordable and supportive housing in the Mott Haven neighborhood of the South Bronx. Betances Residence development is part of a commitment by NYCHA and HPD to identify underutilized land for new affordable homes, and it will house formerly homeless and low-income seniors, including current NYCHA residents. The 120,000 square foot development will feature a 24-hour attended lobby, state of the art security systems, a laundry room, digital library and computer lab, multipurpose room for events and programming, and landscaped courtyard and terrace spaces.

In November 2019, Concern for Independent Living, a leading non-profit provider of affordable and supportive housing and Georgica Green Ventures, a full-service affordable housing developer and asset manager, celebrated the opening of Surf Vets Place, a 135-unit supportive and affordable housing development for homeless veterans and low-income families in need of affordable housing in Coney Island, Brooklyn. Located one block from Coney Island beach and boardwalk, Surf Vets Place includes studio, one-, two-, and three-bedroom apartments, as well as an exercise room, community room and computer room.

In December 2019, NYCHA, HDC, and HPD celebrated the opening of Stonewall House, New York State’s first LGBT-friendly affordable elder housing complex, the largest such development in the nation. Stonewall House, the first project to be completed under the NextGen NYCHA initiative, is a 17-story building in Fort Greene, Brooklyn. It provides 145 units of affordable housing for households who earn 50 percent or less of the area median income and include at least one person who is 62-years-of-age or older. 25 percent of these homes will be occupied by formerly homeless households. SAGE, the world’s largest and oldest organization dedicated to improving the lives of LGBT elder people, operates a community center on the ground floor.

In December 2019, HPD released a Request for Expressions of Interest (RFEI), seeking qualified nonprofits and community-based organizations to participate in an accessibility expansion of the Housing Ambassador Program. The expansion focuses on building HPD’s network of Housing Ambassadors, to offer enhanced assistance for New Yorkers

with disabilities and/or limited English proficiency who are applying for affordable housing. The expansion is made possible with support from Citi.

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	
		FY18	FY19	FY20	FY20	FY21	HNY(1/1/14 -6/30/2020)	Target 2026
HOUSING UNITS STARTED								
Total starts (new and preservation)		32,343	25,321	30,023	25,000	*	165,590	300,000
New construction starts		9,370	9,141	6,503	10,000	*	50,656	120,000
Preservation starts		22,973	16,180	23,520	15,000	*	114,934	180,000
Total starts (new construction and preservation) by income band	Extremely low income units	6,130	5,341	2,322	*	*	25,528	31,500
	Very low income units	12,250	8,487	12,786	*	*	46,868	43,500
	Low income units	11,484	7,955	9,407	*	*	66,271	166,500
	Moderate income units	1,548	1,449	2,412	*	*	10,599	30,000
	Middle income units	777	1,956	3,036	*	*	15,594	28,500
	Other units (includes units for building superintendents)	154	133	60	*	*	730	*
Total starts (new construction and preservation) by bedroom distribution	Studio Units	4,596	4,198	3,032	*	*	23,379	*
	1 bedroom units	10,536	8,936	11,019	*	*	57,509	*
	2 bedroom units	11,631	8,670	10,227	*	*	57,577	*
	3 bedroom units	5,208	3,118	5,599	*	*	22,080	*
	4+ bedroom units	317	309	145	*	*	1,960	*
	Unclassified units	55	90	1	*	*	3,085	*
Total units started for special needs populations	Units started for homeless individuals or families	2,264	2,682	1,389	2,400	*	12,941	15,000
	Units started for senior individuals or families	1,894	1,961	698	2,250	*	9,180	30,000

		Actual			Annual Target		Cumulative	
		FY18	FY19	FY20	FY20	FY21	HNY(1/1/14 -6/30/2020)	Target 2026
HOUSING UNITS COMPLETED								
Total completions (new and preservation)		25,864	18,960	15,391	*	*	100,381	*
New construction completions		5,304	9,486	5,501	*	*	24,948	*
Preservation completions		20,560	9,474	9,890	*	*	75,433	*
Total completions (new construction and preservation) by income band	Extremely low income units	4,189	4,285	2,531	*	*	15,594	*
	Very low income units	7,803	3,227	2,793	*	*	22,580	*
	Low low income units	11,220	8,054	6,380	*	*	42,819	*
	Moderate low income units	2,075	1,317	1,771	*	*	7,594	*
	Middle low income units	454	1,965	1,844	*	*	11,300	*
	Other units (includes units for building superintendents)	123	112	72	*	*	494	*
Total completions (new construction and preservation) by bedroom distribution	Studio units	3,440	3,321	2,409	*	*	13,416	*
	1 bedroom units	9,837	6,514	5,669	*	*	37,106	*
	2 bedroom units	8,894	6,087	5,426	*	*	34,006	*
	3 bedroom units	3,461	2,279	1,682	*	*	11,599	*
	4+ bedroom units	220	367	138	*	*	1,300	*
	Unclassified units	12	392	67	*	*	2,954	*
Total units completed for special needs populations	Units started for homeless individuals or families	2,256	2,274	1,244	*	*	7,533	*
	Units started for senior individuals or families	1,080	1,347	954	*	*	5,518	*

HNY UNITS ASSOCIATED WITH PROJECTS CONTAINING PUBLIC LAND/BUILDINGS	
(1/1/2014 - 6/30/2019)	
Fiscal Year	Total HNY Units with Public Land/Building
2nd Half of FY14	1,380
FY15	1,995
FY16	1,784
FY17	3,106
FY18	3,086
FY19	4,056
FY20	2,204
TOTAL	17,611

		Actual			Annual Target		Cumulative	
		FY18	FY19	FY20	FY20	FY21	HNY(1/1/14-6/30/2020)	Target 2026
FISCAL AND ECONOMIC INDICATORS								
Total City investment	Housing New York - Direct City Investment (\$000,000)	\$1,575	\$1,510	\$761	*	*	\$6,638	*
Employment impacts	Estimated number of temporary jobs associated with Housing New York construction projects	25,666	27,541	15,507	*	*	145,345	*
	Estimated number of permanent jobs associated with Housing New York projects	1,078	890	549	*	*	5,156	*
Economic impacts	Estimated economic output associated with Housing New York construction spending	\$6,179	\$6,775	\$3,876	*	*	\$34,659	*
	Estimated annual economic output associated with ongoing operations of Housing New York projects (in millions)	\$223	\$194	\$128	*	*	\$1,117	*

¹Data on bedroom distribution is not available for homeownership assistance programs and small homeowner preservation programs.

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

- “*” appears as the Fiscal 2021 target for ‘Total starts (new and preservation)’, ‘New construction starts’, ‘Preservation starts’, ‘Units started for homeless individuals or families’, and ‘Units started for senior individuals or families’ due to ongoing budget considerations.

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>

