

HOUSING NEW YORK

PARTNER AGENCIES & OFFICES

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Mayor's
Office of
Capital Project
Development

Mayor's Office
of Workforce
Development

New York
City Housing
Development
Corporation

From the 2014 launch of Housing New York (HNY) through October 2018, the City has financed the creation or preservation of affordable homes for over 110,000 households across New York City. 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 now, has surpassed 25,000 affordable apartments annually for the last two years. The City also broke the record for the most new construction in a year with 9,140 affordable homes, with almost 60 percent of these serving New Yorkers making less than \$47,000 for a family of three.

Through October 2018 and following the highest overall affordable housing production in a fiscal year, the Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC) financed a total of 112,331 affordable homes. New HPD and HDC programs are achieving deeper levels of affordability, with nearly 40 percent of these homes reserved for households making less than \$36,550 for a single person or \$46,950 for a family of three. Of these units, more than 40 percent, or over 18,000, have been created or preserved for the lowest income households—New Yorkers making less than \$21,930 for a single person or \$28,170 for a family of three. HNY has also created nearly 9,300 units to serve individuals experiencing homelessness and over 6,500 for senior households.

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, and more creatively serve vulnerable populations while 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 be dedicated to pursuing potential cases of maintenance harassment in multi-family residential buildings and connecting tenants to legal services resources, a complement to the City's efforts to combat construction as harassment.

These successes depend on the collaboration and commitment of more than a dozen City agencies and offices, including HPD, HDC, 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 October 2018.

FOSTERING DIVERSE, LIVABLE NEIGHBORHOODS

HNY recognizes that a thriving neighborhood requires 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.

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 nonprofit organization that works with homeless New Yorkers.

PRESERVING THE AFFORDABILITY AND QUALITY OF THE EXISTING HOUSING STOCK

The City works to create new 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 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 new pilot program that will serve as a hub for local anti-displacement initiatives in select New York City neighborhoods. This pilot will launch in the recently rezoned neighborhoods of 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 Fall 2018.

The de Blasio administration announced the implementation of the Certification of No Harassment (CONH) Pilot Program, under a new law that requires buildings meet certain 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 tool to fight harassment is the new 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 Calendar 2018, the City secured the continued affordability of over 13,000 coops and apartments in Mitchell-Lama developments, including Masyrk Towers, Ruppert House, Franklin Plaza Apartments and Starrett City, the largest federally subsidized development in the nation. Over 29,000 homes and apartments have now been preserved under

the Mitchell-Lama Reinvestment Program, launched as part of HNY 2.0. With an initial investment of \$250 million, the City aims to prevent loss of these affordable homes by leveraging an array of financing tools to restructure existing debt, provide long-term tax benefits and fund critical capital repairs.

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.

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%	\$704	<\$28,170
Very Low Income	31-50%	\$705 - \$1,174	\$28,171 - \$46,950
Low Income	51-80%	\$1,175 - \$1,878	\$46,951 - \$75,120
Moderate Income	81-120%	\$1,879 - \$2,817	\$75,121 - \$112,680
Middle Income	121-165%	\$2,818 - \$3,873	\$112,681 - \$154,935

Accomplishments include:

In the first four months of Fiscal 2019, HPD and HDC joined project partners from Lemor Development, TD Bank, Street Corner Resources and the Downtown Baptist Church of Christ to mark the start of construction on The Robeson, a new affordable housing development that will create 79 new affordable apartments in the Central Harlem neighborhood of Manhattan. This project will include the creation of mixed-income affordable housing, along with new commercial and community facility space. In addition, the new building will also create a new home for the Downtown Baptist Church of Christ, finding productive use for three formerly underutilized City-owned lots and adjacent acquired private land.

HPD celebrated the ribbon cutting of New Settlement Apartments, a \$177 million scatter site development, and 1561 Walton Avenue, a \$20 million newly constructed 11-story building. Together, these two developments have created and preserved 953 affordable homes in the Mount Eden neighborhood of the Bronx, with hundreds of homes set aside for formerly homeless families.

HPD and HDC began collecting applications for 159 units of affordable housing at Robert Fulton Houses on West 18th Street. This development located in the Chelsea neighborhood of Manhattan features a rooftop terrace, as well as ground floor outdoor space and will be affordable to low- and middle-income households. This is one of the more than 7,800 apartments marketed last fiscal year, which is a 700% increase compared to 2014.

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:

Mayor de Blasio committed an additional \$1.9 billion in City subsidy to ensure that 50,000 affordable homes will be reserved for the lowest-income New Yorkers, including seniors and veterans. By adding a mix of incentives and requirements to its programs, HPD is putting new funds to work as quickly and efficiently as possible.

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.

As part of HNY 2.0, Mayor de Blasio announced Seniors First, a slate of new affordable housing programs to increase the amount of senior housing across the City. In total, the City is doubling its commitment to senior housing to serve 30,000 households by 2026. As part of Seniors First, the City will invest \$150 million to make homes accessible to

seniors and people with disabilities; build new affordable senior housing on underused NYCHA property, and public and private sites; and preserve aging senior housing built as part of HUD's 202 program. In Fiscal 2018, HPD financed the most senior housing with 1,888 apartments, bringing the total number of senior homes produced under HNY to 6,507.

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. Enterprise issued an RFP for an organization to administer the HomeFix program, which supports New York City homeowners who cannot afford home repairs by providing home repair loans, technical assistance and other homeowner funding or counseling. The HomeFix program is funded in part by the New York Attorney General's settlements with large financial institutions to address misconduct that contributed to the collapse of the housing market.

HPD and HDC continue to advance the recently announced Neighborhood Pillars program, 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. The program will use a \$275 million fund to secure an additional 1,000 affordable homes each year in fast-changing neighborhoods where aggressive speculators threaten traditional rent-regulated apartment buildings.

				4-month Actual		Annual Target		Cumulative	
		FY17	FY18	FY18	FY19	FY20	FY19	HNY(1/1/14 - 10/31/2018)	Target 2026
HOUSING UNITS STARTED									
Total starts (new and preservation)		24,332	32,203	3,019	2,285	25,000	25,000	112,331	300,000
New construction starts		7,744	9,227	375	924	10,000	10,000	35,685	120,000
Preservation starts		16,588	22,976	2,644	1,361	15,000	15,000	76,646	180,000
Total starts (new construction and preservation) by income band	Extremely low income units	4,014	6,126	326	659	*	*	18,475	31,500
	Very low income units	6,444	12,240	799	531	*	*	26,163	43,500
	Low income units	9,973	11,473	1,622	566	*	*	49,509	166,500
	Moderate income units	1,517	1,552	176	43	*	*	6,748	30,000
	Middle income units	2,265	658	52	475	*	*	10,886	28,500
	Other units (includes units for building superintendents)	119	154	44	11	*	*	550	*
Total starts (new construction and preservation) by bedroom distribution	Studio units	4,302	4,547	397	338	*	*	16,443	*
	1 Bedroom units	8,343	10,465	1,496	683	*	*	38,114	*
	2 Bedroom units	8,357	11,610	765	741	*	*	39,383	*
	3 Bedroom units	3,025	5,209	280	354	*	*	13,719	*
	4+ Bedroom units	287	317	41	140	*	*	1,646	*
	Unclassified units ¹	18	55	40	29	*	*	3,026	*
Total units started for special needs populations	Units started for homeless individuals or families	2,625	2,264	120	386	2,400	2,400	9,280	15,000
	Units started for senior individuals or families	929	1,888	268	92	2,000	2,000	6,599	30,000
HOUSING UNITS COMPLETED									
Total completions (new and preservation)		19,623	24,545	5,560	4,279	*	*	65,889	*
New construction completions		3,967	5,414	1,737	2,813	*	*	12,898	*
Preservation completions		15,686	19,131	3,823	1,466	*	*	52,991	*
Total completions (new construction and preservation) by income band	Extremely low income units	2,861	3,337	658	994	*	*	8,863	*
	Very low income units	3,696	7,418	935	758	*	*	13,804	*
	Low income units	10,417	11,147	3,084	1,776	*	*	29,991	*
	Moderate income units	1,297	2,079	583	350	*	*	4,886	*
	Middle income units	1,298	443	245	383	*	*	8,044	*
	Other units (includes units for building superintendents)	84	121	55	18	*	*	301	*
Total completions (new construction and preservation) by bedroom distribution	Studio units	2,574	3,490	790	749	*	*	7,717	*
	1 Bedroom units	6,313	9,054	2,529	1,595	*	*	23,545	*
	2 Bedroom units	6,696	8,536	1,709	1,322	*	*	23,345	*
	3 Bedroom units	2,249	3,268	462	436	*	*	7,868	*
	4+ Bedroom units	220	186	68	171	*	*	913	*
	Unclassified units ¹	1,601	11	2	6	*	*	2,501	*
Total units completed for special needs populations	Units completed for homeless individuals or families	1,063	1,881	257	818	*	*	4,391	*
	Units completed for senior individuals or families	1,061	1,071	251	381	*	*	3,358	*

¹Data 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>