

HOUSING NEW YORK

PARTNER AGENCIES & OFFICES

	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

From the 2014 launch of Housing New York (HNY) through October 2019, the City has financed the creation or preservation of affordable homes for over 140,000 households across New York City. In Fall 2017, Mayor de Blasio committed to accelerating and expanding the pace of Housing New York 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. In Fiscal 2019, the City also broke the record for the most homeless, senior, and supportive housing of any year on record. HNY has also created nearly 12,000 units to serve individuals experiencing homelessness and over 8,600 for senior households.

New HPD and HDC programs are achieving deeper levels of affordability, with more than 40 percent of HNY units reserved for households making less than \$37,350 for a single person or \$48,050 for a family of three. Of these units, more than 40 percent, or nearly 24,000, have been created or preserved for the lowest income households—New Yorkers making less than \$22,410 for a single person or \$28,830 for a family of three.

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.

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 2019 and October 2019.

FOSTERING DIVERSE, LIVABLE NEIGHBORHOODS

Housing New York 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 2019, HPD, HDC, and EDC joined development partners Gilbane Development Company, The Hudson Companies and MHANY Management Inc. to announce plans to construct the first residential phase of the Peninsula, a 100 percent affordable mixed-use development in the Bronx that will ultimately bring more than 700 units of housing, significant open space including a new public plaza, light industrial business opportunities, arts-oriented community facilities, and ground floor retail to the Hunts Point neighborhood. Located on the former site of the Spofford Juvenile Detention Center, the transformation of the long-vacant block represents a significant milestone for the South Bronx.

In October 2019, HPD, HDC, HRA, in partnership with Services for the UnderServed, Bronx Pro, and Enterprise, along with other City partners, celebrated the groundbreaking ceremony for Jerome Avenue Apartments, a new 175-unit supportive housing mixed-use building in the Morris Heights section of the Bronx. The project includes counseling services, case management, and organized social activities to individuals and families in need. In March 2018, the New York City Council approved the Jerome Avenue Neighborhood Plan, which outlines a \$189 million investment in capital projects and neighborhood services for the community. Jerome Avenue Apartments is one of six affordable housing developments planned for the area.

In October 2019, HPD and HDC, together with Pennrose and RiseBoro Community Partnership celebrated the groundbreaking of 50 Penn, a 218-unit affordable development, which will be developed specifically to meet key priorities identified in the East New York Neighborhood Plan. The transformative mixed-income, mixed-use development is expected to be completed in July 2021. Designed for family occupancy, 50 Penn will contain 218 residences, including 42 units for formerly homeless and frail elderly households that will receive on-site supportive services from RiseBoro. One hundred and two units will be permanently affordable, including 44 units under the City’s Mandatory Inclusionary Housing program. The ground floor will be anchored by a grocery store as part of DCP FRESH Program, which promotes nutritious, affordable, and fresh food in underserved neighborhoods. The project is also being developed in accordance with the HireNYC program and HPD’s Build Up program to provide opportunities for minority- and women-owned businesses.

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 October 2019, HPD announced the selection of three shared housing proposals through the ShareNYC program. ShareNYC will allow HPD to expand its ability to develop and preserve high-quality, affordable housing using various models. This proposal includes a plan for the construction of a new 10-story shared-housing development that will create 36 housing opportunities in the East Harlem neighborhood of Manhattan, all of which will be affordable to low-income households and are anticipated to be filled with referrals from the shelter system. Another plan involves the rehabilitation of an existing legal single-room occupancy building in East New York. After rehabilitation, the project will include 11 housing opportunities, all of which will be affordable to extremely-low to low-income households.

INCOME BAND DEFINITIONS			
Affordability	AMI %	Income Range 3-Person Household	Monthly Rent Required To Prevent Rent Burden
Extremely Low	0–30%	<\$28,830	<\$720
Very Low	31–50%	\$28,831–\$48,050	\$720–\$1,201
Low	51–80%	\$48,051–\$76,880	\$1,202–\$1,922
Moderate	81–120%	\$76,881–\$115,320	\$1,923–\$2,883
Middle	121–165%	\$115,321–\$158,565	\$2,884–\$3,964

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 August 2019, HPD, in collaboration with The Center for Architecture, 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.

In August 2019, HPD and HDC announced major changes to HPD's affordable housing lottery application to make affordable housing more accessible to a wide range of New Yorkers. The expanded guidelines offered the option to show positive rental history or provide their own credit checks instead of submitting to credit checks, and also allows for additional occupants per unit. The new policies reduce the chances of a tenant being denied a unit due to poor credit history, and gives applicants the option to provide 12 months of positive rent-payment history rather than a landlord-initiated credit check. This change also paves the way for applicants to apply for affordable housing without the need to provide a Social Security Number or an Individual Taxpayer Identification Number for every adult in the household.

In October 2019, City officials joined Breaking Ground, New York's largest supportive housing developer, along with its partner Comunilife, Inc. to celebrate the opening of a new 161-unit supportive residence, part of the La Central large-scale, mixed-use project in the Bronx. Breaking Ground's new residence brings 161 units of permanent affordable supportive housing to La Central, as part of nearly 1,000 mixed-income apartments that will be built at the site by a team spearheaded by the Hudson Companies and BRP Development Corporation, in addition to new retail, community, and recreation spaces. La Central includes 97 units for formerly homeless individuals and 63 units for low-income working adults making at or below 60 percent of the Area Median Income.

PROMOTING HOMELESS, SENIOR, SUPPORTIVE AND ACCESSIBLE HOUSING

The City provides supportive, accessible housing to the homeless and other vulnerable New Yorkers with special needs. Under HNY, the City has created or preserved nearly 12,000 units to serve households experiencing homelessness, over 5,200 of which include on-site supportive services, and over 8,600 for senior households.

Accomplishments include:

In August 2019, HPD, HDC, and NYCHA joined Foxy Management, Hebrew Home at Riverdale, Alembic Community Development and project partners to celebrate the completion of 1880 Boston Road, a 168-unit affordable senior development in the West Farms neighborhood of the Bronx. The affordable senior housing development added eight stories to an existing building that includes community facility space occupied by Cerebral Palsy of New York State and Metro Community Health Center, in addition to retail space and below grade parking. The newly constructed residential addition contains 167 affordable apartments for low-income and formerly homeless seniors, with a mix of studios and one-bedrooms, plus one superintendent's unit. All apartments at 1880 Boston Road are available to extremely low-income senior households with at least one person 62 years of age and over.

In September 2019, HPD, HDC, NYCHA, and the New York State Office of Temporary and Disability Assistance/Homeless Housing and Assistance Corporation collaborated with Breaking Ground, elected officials, and project partners to start construction on Betances Residence, with 152 units of affordable and supportive housing in the Mott Haven neighborhood of the South Bronx. Betances Residence will include new community facility space, landscaped terrace and courtyard. The development will be Breaking Ground's first Passive House project, and among only a handful of supportive residences in the City to meet such a rigorous energy use standard.

In October 2019, HPD released an RFP seeking qualified development teams to submit plans to build affordable homes for seniors on a City-owned site in Astoria, Queens. The RFP furthers the City's commitment to serve 30,000 seniors by 2026 through the Mayor's Seniors First initiative. This high-quality affordable housing will serve extremely low- and very low-income seniors aged 62 and over, with 30 percent of the units set aside for formerly homeless households.

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:

In August 2019, HPD, Settlement Housing Fund, the Community Preservation Corporation, and the New York City Acquisition Fund announce the first acquisition of a property through the City’s Neighborhood Pillars Downpayment Assistance Fund. In the Mount Eden neighborhood of the Bronx, 1415-1417 Wythe Place has been acquired by Settlement Housing Fund with the intent to pursue financing for the rehabilitation of the property, building upgrades, and the preservation of affordable rent for all 58 apartments.

HPD, in collaboration with Enterprise Community Partners, also continued progress on HomeFix, a new program to offer financial assistance for needed repairs to one-to-four family homes for low-to-middle income owners. HPD is accepting applications from eligible homeowners in need of financing for repairs. The program offers loan terms that may vary in order to ensure affordability, with ability to adjust the interest rate, length, repayment requirements, and other terms in order to achieve affordability. 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.

				4-month Actual		Annual Target		Cumulative	
		FY18	FY19	FY19	FY20	FY20	FY21	HNY (1/1/14-10/31/2019)	Target 2026
HOUSING UNITS STARTED									
Total starts (new and preservation)		32,285	25,299	2,285	5,061	25,000	25,000	140,531	300,000
New construction starts		9,312	9,029	924	634	10,000	10,000	44,597	120,000
Preservation starts		22,973	16,270	1,361	4,427	15,000	15,000	95,934	180,000
Total starts (new construction and preservation) by income band	Extremely low income units	6,130	5,341	659	550	*	*	23,764	31,500
	Very low income units	12,236	8,487	531	305	*	*	34,373	43,500
	Low Income units	11,477	7,955	566	1,571	*	*	58,431	166,500
	Moderate income units	1,548	1,449	43	1,394	*	*	9,581	30,000
	Middle income units	740	1,934	475	1,134	*	*	13,605	28,500
	Other Units (Includes units for building superintendents)	154	133	11	107	*	*	777	*
Total starts (new construction and preservation) by bedroom distribution	Studio units	4,567	4,193	338	473	*	*	20,788	*
	1 Bedroom units	10,520	8,929	683	2,160	*	*	48,611	*
	2 Bedroom units	11,618	8,660	741	1,816	*	*	49,140	*
	3 Bedroom units	5,208	3,118	354	539	*	*	17,020	*
	4+ Bedroom units	317	309	140	73	*	*	1,888	*
	Unclassified units	55	90	29	0	*	*	3,084	*
Total units started for special needs population	Units started for homeless individuals or families	2,264	2,682	386	400	2,400	2,400	11,952	15,000
	Units started for senior individuals or families	1,889	1,968	104	157	2,250	2,250	8,633	30,000

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

		4-month Actual				Annual Target		Cumulative	
		FY18	FY19	FY19	FY20	FY20	FY21	HNY (1/1/14-10/31/2019)	Target 2026
HOUSING UNITS COMPLETED									
Total completions (new and preservation)		25,864	18,109	5,710	4,954	*		86,121	*
New construction completions		5,304	9,220	3,659	1,357	*		20,530	*
Preservation completions		20,560	8,889	2,051	3,597	*		65,591	*
Total completions (new construction and preservation) by income band	Extremely low income units	4,189	4,285	1,288	331	*		13,394	*
	Very low income units	7,803	3,223	1,073	216	*		17,185	*
	Low income units	11,220	7,883	2,441	2,284	*		38,544	*
	Moderate income units	2,075	1,288	452	1,425	*		7,180	*
	Middle income units	454	1,320	425	595	*		9,317	*
	Other units (Includes units for building superintendents)	123	110	31	103	*		501	*
Total completions (new construction and preservation) by bedroom distribution	Studio units	3,440	3,280	1,146	478	*		10,775	*
	1 Bedroom units	9,837	6,277	2,007	2,189	*		31,194	*
	2 Bedroom units	8,894	5,874	1,809	1,710	*		29,998	*
	3 Bedroom units	3,461	2,263	546	508	*		10,380	*
	4+ Bedroom units	220	366	192	69	*		1,230	*
	Unclassified units	12	49	10	0	*		2,544	*
Total units completed for special needs population	Units completed for homeless individuals or families	1,911	2,571	452	280	*		6,577	*
	Units completed for senior individuals or families	1,070	1,249	168	45	*		4,685	*

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 2.0
<https://www1.nyc.gov/assets/hpd/downloads/pdfs/about/housing-new-york-2-0.pdf>

