

Housing

Creating and Preserving Affordable Housing, Protecting Tenants

Gowanus is a neighborhood of diverse uses in Community Board 6 undergoing change and new development. Housing remains a critical issue for all New Yorkers, and NYC agencies are charged with promoting the construction, preservation, and sound management of affordable, high quality housing for low- and moderate-income families in thriving and diverse neighborhoods.

The **NYC Department of Housing Preservation and Development (HPD)** makes strategic investments that improve and strengthen neighborhoods and preserve the stability and affordability of its existing housing stock. The **NYC Housing Authority (NYCHA)** provides low- and moderate- income New Yorkers with safe, affordable housing through its housing stock and NYCHA-administered Section 8 vouchers.

Key Initiatives

Develop HPD-owned land

- HPD works with a variety of public and private partners in the planning, design, and review of development on HPD-owned land. Public Place is an HPD-owned, six-acre brownfield located on the Gowanus Canal. In 2008, a four-developer team was chosen to develop the site with a proposal for mixed-income rental and homeownership units, open space, community facilities, and retail.

Implement NYCHA NextGeneration Neighborhoods

- NextGen Neighborhoods is a city-wide mixed-income “infill housing” plan. The City has identified Wyckoff Gardens as one of its NextGen Neighborhoods. The new housing built at Wyckoff Gardens will be divided into a 50/50 split of market-rate and affordable units, and revenue from the market-rate units will fund capital repairs in NYCHA buildings.

Preserve the existing affordable housing stock

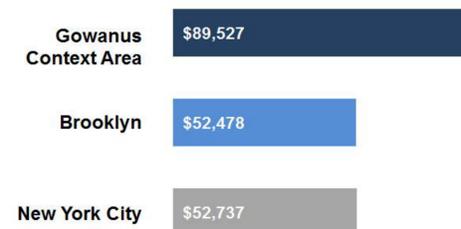
- HPD’s loan products and tax incentives help building owners rehabilitate their properties and preserve housing quality and affordability.

Protect existing tenants

- HPD educates tenants and landlords on their rights and responsibilities; detects and curtails harassment through the Tenant Harassment Prevention Task Force; coordinates with fellow agencies to refer tenants to free legal services; and ensures the quality and safety of all housing in NYC.

Median Household Income

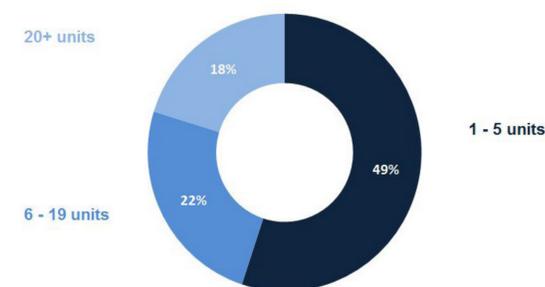
The median household income in DCP’s Gowanus Context Area is higher than the rest of Brooklyn and NYC.



Source: US Census Bureau, ACS, 2010-2014

Residential Units by Building Size

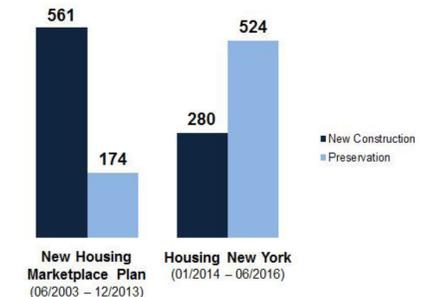
Almost half of the building stock in Community Board 6 is composed of small buildings with fewer than six (6) units.



Source: NYC Housing and Vacancy Survey, 2014

Affordable Units Financed by Method and Plan

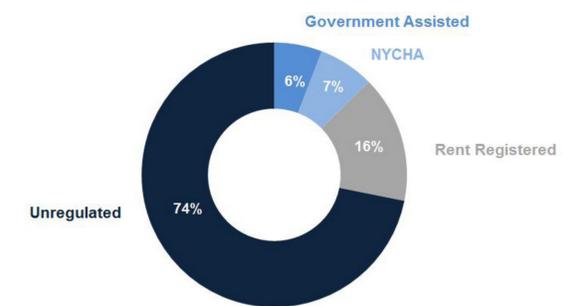
Since 2003, HPD has financed the construction and preservation of over 1,330 units of affordable housing in Community Board 6.



Source: HPD Performance Management and Analytics, 2016

Residential Units by Regulatory Status

Almost three-quarters (73%) of the housing stock is unregulated in Community Board 6.



Source: HPD Division of Research and Evaluation, 2014

What do **YOU** want to see? Give us your thoughts and suggestions!