

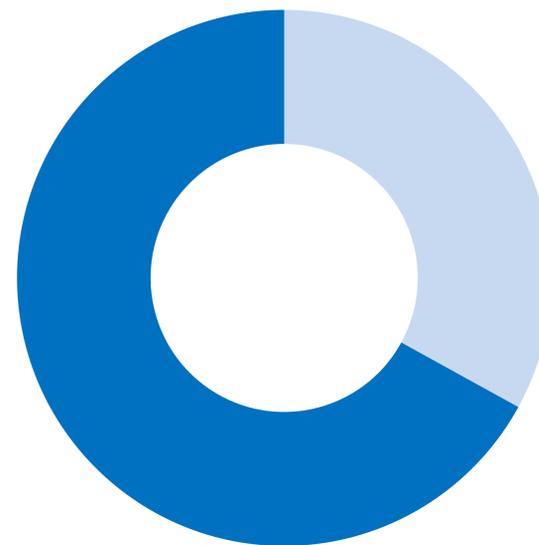
## AFFORDABLE HOUSING Bronx Community Districts 2 and 3

### ABOUT NYC HPD

The NYC Department of Housing Preservation and Development (HPD) is the largest municipal housing preservation and development agency in the nation. HPD is committed to preserving the affordability and quality of NYC's existing housing stock by **protecting tenants, promoting safe and healthy housing, and financing and safeguarding affordability.**

### Housing New York Production

Through *Housing New York*, the City will build 120,000 units and preserve 180,000 units of affordable housing.



**Preservation**  
60,279 (67%)  
Target: 60%

**New Construction**  
28,813 (33%)  
Target: 40%

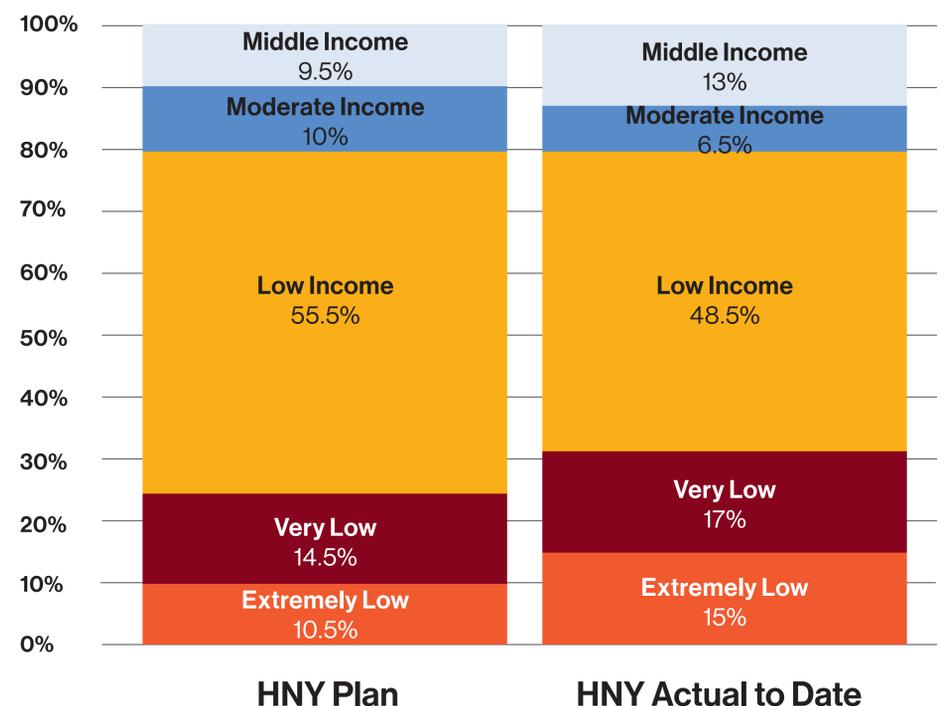
Source: Housing New York, 2.0  
New York City Department of Housing Preservation and Development, 2017

### ABOUT HOUSING NEW YORK

*Housing New York* (HNY) is Mayor Bill de Blasio's plan to address the affordable housing crisis in New York City. The plan aims to build or preserve 300,000 affordable housing units by 2026, and to help both tenants and landlords preserve the quality and affordability of their homes.

To date, over **28,800** new units of affordable housing have been constructed and over **60,200** of have been preserved.

### Affordability Data



Source: Housing New York, 2.0  
New York City Department of Housing Preservation and Development, 2017

**For more information contact:**

Bin Jung at 212.863.8441 or jungb@hpd.nyc.gov  
or visit [nyc.gov/hpd](http://nyc.gov/hpd)

## NEIGHBORHOOD SNAPSHOT

### Income and Affordability

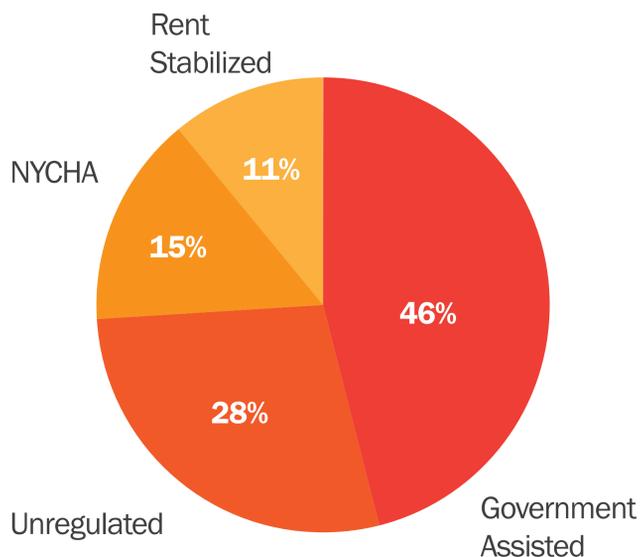
Housing affordability is determined by how much a household pays in monthly or annual housing costs.

Housing is considered “affordable” when a household spends no more than **1/3** of its total income on rent and utilities.

#### Affordable Housing Types

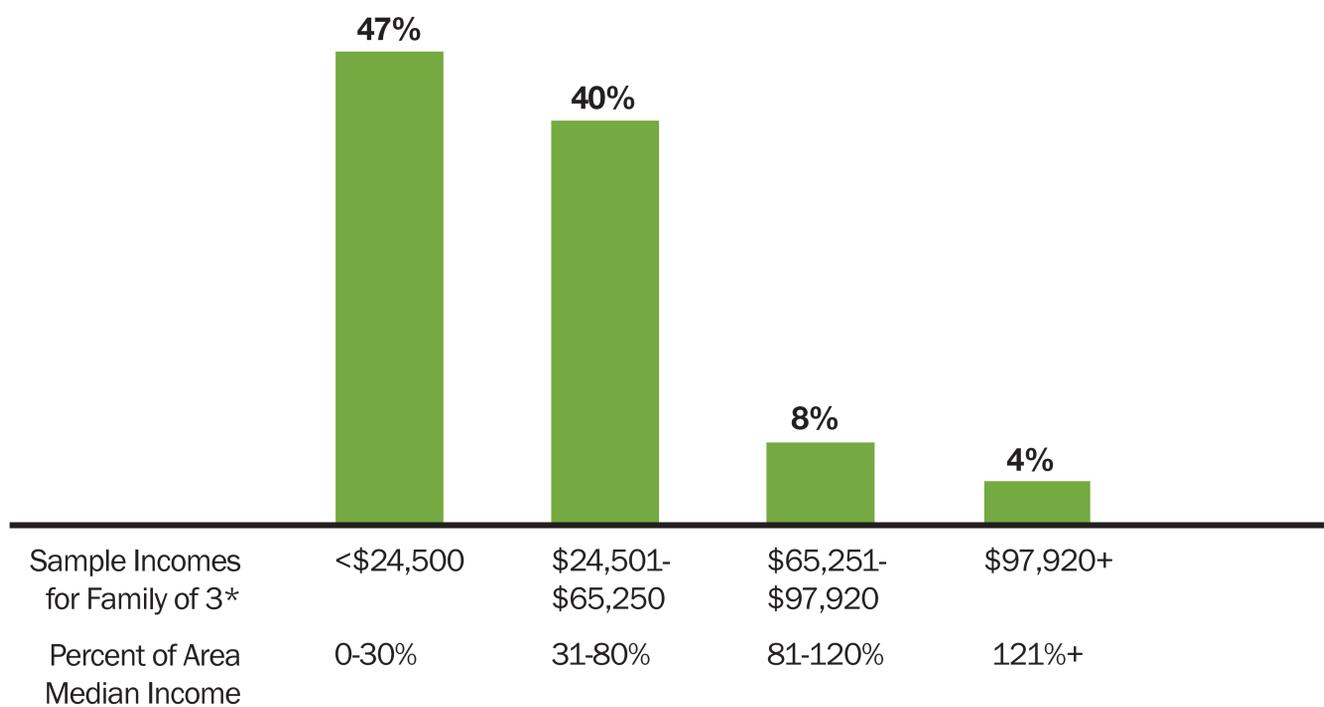
TYPE	OWNERSHIP	REGULATION
Unregulated	Private	Not subject to regulation
Rent Stabilized	Private	Protected under NYS Rent Stabilization Law
Public Housing	Public	NYCHA
Government Assisted	Private	Subject to regulation

#### Residential Units by Regulatory Status in Bronx CDs 2 and 3



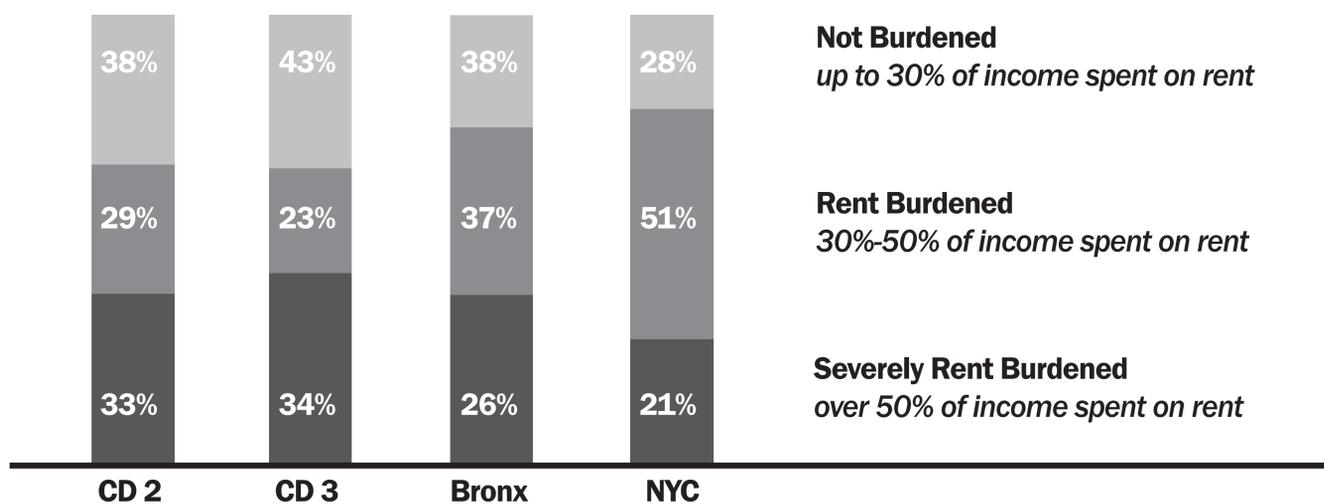
Approximate Total Housing Units, 55,000  
Source: Housing and Vacancy Survey, 2014  
Based on sub-borough area whose boundaries approximate Bronx Community Districts 2 and 3

#### Bronx Community Districts (CDs) 2 and 3 Distribution of Households by Income Group



Source: NYC Housing Vacancy Survey, 2014  
Based on the sub-borough area whose boundaries approximate Bronx Community Districts 2 and 3  
\*Income limits are for a three-person household (HUD 2014)

#### Households' Rent Burden



Source: US Census Bureau, ACS, 2008-2012, 5-Year Estimates  
Median household incomes in NTAs BX 27, 33, 35 & 75 whose boundaries approximate Bronx Community Districts 2 and 3

#### Top chart

The median household income for Community Districts 2 and 3 is approximately \$21,500 for a family of three (less than 30% AMI). **Over 80% of households make less than \$75,120 annually for a three-person household.**

#### Bottom chart

Approximately one-third of households in Bronx Community Districts 2 and 3 are severely rent burdened. At the same time, a higher percentage of Bronx Community District 2 and 3 households are not rent burdened compared to the rest of the Bronx and New York City.

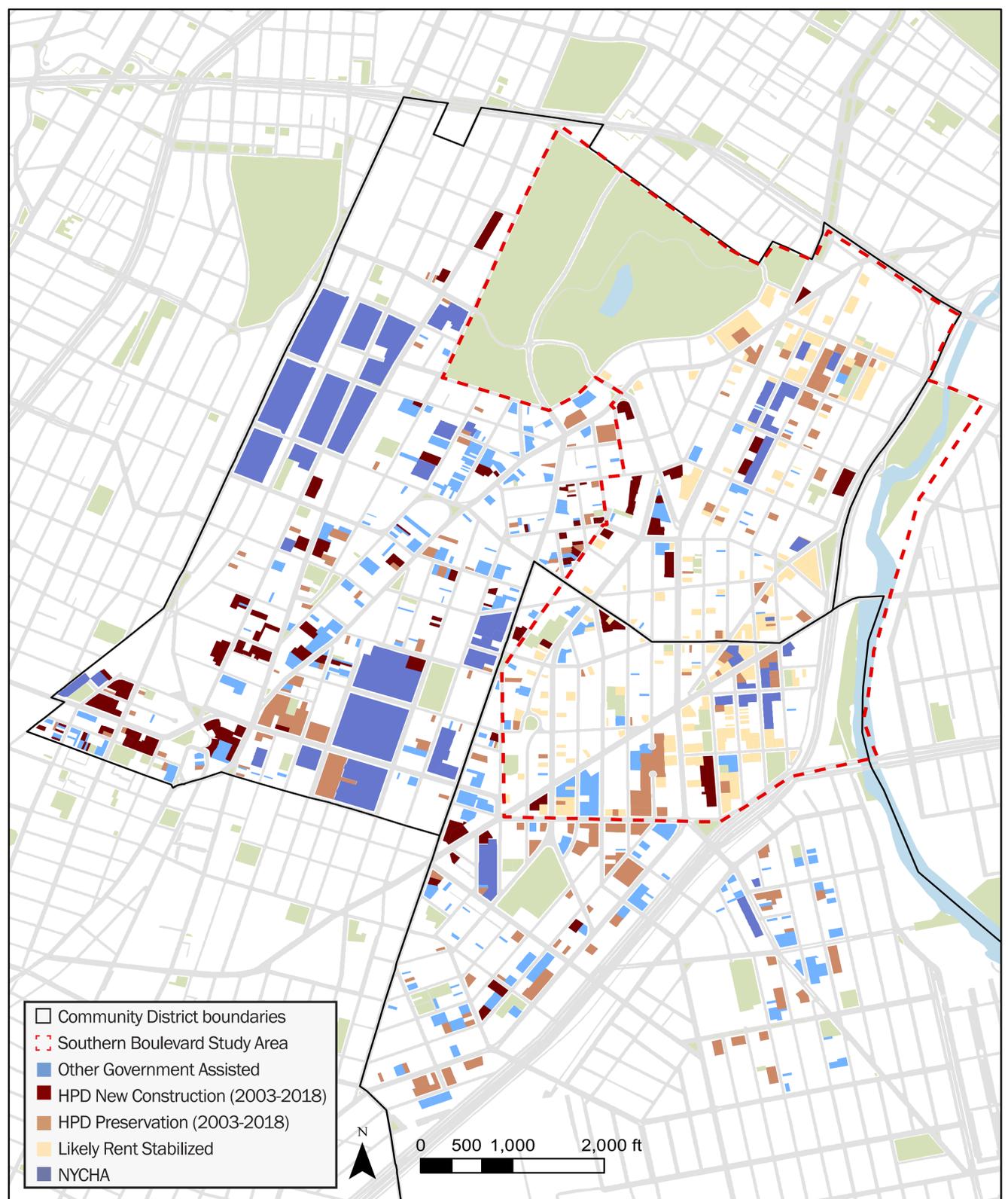
## NEIGHBORHOOD SNAPSHOT

### Affordable Housing Investments

HPD has invested heavily in Bronx Community Districts 2 and 3.

**More than 70% of homes in Bronx Community Districts 2 and 3 are regulated by a government agency.**

### Affordable Housing Investments in Bronx CDs 2 and 3



## HPD PROGRAMS AND INITIATIVES

### Preservation of Existing Affordable Housing

#### PROTECT TENANTS

Tenant Harassment Prevention Task Force, which pursues criminal charges against landlords who harass tenants.

Coordination with the New York State to ensure landlord compliance with rent stabilizations laws.

By 2022, all tenants facing eviction in Housing Court or in NYCHA administrative proceedings will have **access to free legal assistance** through the Universal Access to Legal Services law.

#### PROMOTE SAFE AND HEALTHY HOUSING

HPD's Office of Enforcement and Neighborhood Services (OENS) is responsible for **monitoring and enforcing the quality and safety of all housing across the city.**

Inspectors respond to housing-related 311 complaints.

Partnerships with community-based organizations, elected officials, and advocates to identify and assist troubled buildings.

#### FINANCE AND SAFEGUARD AFFORDABILITY

HPD administers financing programs to facilitate the **physical and financial sustainability and preserve the long-term affordability** of existing privately-owned buildings throughout New York City.

HPD financing programs help with acquisition, construction/rehabilitation, and refinancing through loans and/or tax benefits.

HPD financing is accompanied by a regulatory agreement, which **describes affordability requirements** such as term rent and income limits, and compliance.

Since 2003, **HPD has financed the preservation of over 10,700 affordable homes** in Bronx Community Districts 2 and 3.



## HPD PROGRAMS AND INITIATIVES

### Development of New Affordable Housing

Since 2003, HPD has financed the new construction of over **10,600 affordable homes** in Bronx Community Districts 2 and 3.

HPD works with non-profit and for-profit affordable housing developers to use City, State, and Federal subsidies to fund the creation of thousands of affordable units every year, including family housing, senior housing, and supportive housing for formerly homeless and disabled individuals.



1221 Spofford Ave

#### The Peninsula

Formerly the Spofford Detention Center

740 homes

Serves incomes between \$28,170 and \$84,510 for a three-person household, with a set-aside for formerly homeless households\*

Commercial, community facility, retail, recreation, and open space facilities will be available



HPD Minority/Woman Owned Business Enterprises  
Building Opportunity Request for Proposals

#### 1490 Southern Boulevard

113 homes for seniors

HPD financing through Senior Affordable Rental Apartments (SARA) program

Serves incomes up to \$56,340 for a three-person household\*

Designated to a Minority/Woman Owned Business Enterprise

Supportive services on-site for senior residents

Community facility space with programming for LGBT community



425 East 161 Street

#### Melrose-NIHOP

36 homes across five (5) buildings

HPD financing through the New Infill Housing Opportunities Program, an affordable homeownership program

Serves incomes between \$75,120 - \$84,510 for a three-person household\*



425 East 161 Street

#### Elton Crossing

262 homes for families and veterans

HPD financing through Extremely Low and Low-Income Affordability (ELLA) program

Serves incomes up to \$75,120 for a three-person household\*

Two building development: One building for supportive housing for low-income veterans, and one building for family housing

8,230 square feet of commercial space

## HPD PROGRAMS AND INITIATIVES

### Increasing Access - Community Economic Developments

#### INCREASING ACCESS TO AFFORDABLE HOUSING

HPD is committed to improving access to affordable housing.

The selection and evaluation of qualified applicants for affordable housing units is conducted through **a lottery system called Housing Connect**. Housing Connect was computerized in 2013, and a brochure entitled, *Ready, Set, Apply!* was created to help tenants apply for affordable housing.

HPD's Housing Ambassadors provide free technical assistance and resources to residents who wish to apply for affordable housing. **Nos Quedamos is the local Housing Ambassador.**

**Nos Quedamos**  
754 Melrose Avenue  
Bronx, NY 10451  
(718) 585-2323

HPD has revised its marketing policies and procedures so that more New Yorkers can apply for affordable housing lotteries.



#### HOUSING AFFORDABILITY AND COMMUNITY ECONOMIC DEVELOPMENT

HPD is committed to leveraging its investments in affordable housing **to create local jobs and strengthen small businesses.**

Local hiring outreach plans through HireNYC or Workforce 1 Career Centers is encouraged in the development of City-owned property and wherever else possible.

HPD promotes the participation of Minority and Women-Owned Business Enterprises (M/WBE) and non-profit organizations in the development and management of City-subsidized affordable housing.

The **M/WBE Building Opportunity Request for Proposals for 1490 Southern Boulevard** was awarded to Type A to create affordable senior housing.

HPD is also committed to ensuring that affordable housing development supports a healthy and diverse retail environment that serves community needs.

**Set up your Housing Connect profile**

The first step in applying for affordable housing is to create a Housing Connect profile at: [nyc.gov/housingconnect](http://nyc.gov/housingconnect)

You'll need information about the incomes of everyone who will live in the apartment.

**Income**

\* Income includes money you make from a regular job, owning your own business, and/or part-time work. It also includes other money you get from workers' compensation, the government (like Social Security or public assistance), and certain payments from investments and retirement.

Most of this information will be on the tax return you filed last year.

If you work for someone else, include the amount you are paid before taxes (called "gross income"). If you work for yourself, include the amount you make after taxes and other deductions (called "net income").

If you need more help understanding what counts as income, check out HPD's income guide for affordable housing applicants: [nyc.gov/hpd/incomeguide](http://nyc.gov/hpd/incomeguide)

Excerpts from *Ready, Set, Apply!*  
Available for download at [nyc.gov/hpd](http://nyc.gov/hpd)