

# Housing New York

## A Five-Borough, Ten-Year Plan



The City of New York  
Mayor Bill de Blasio

Alicia Glen, Deputy Mayor for  
Housing & Economic Development

**NYC**

# Housing New York

## A Five-Borough, Ten-Year Plan

**Housing New York** is a comprehensive plan to build and preserve 200,000 units of high-quality affordable housing over the next decade. The Plan will create opportunities for New Yorkers with a range of incomes, from the very lowest to those in the middle class, and will foster vibrant and diverse neighborhoods.

# The Process Behind The Plan

## Convened 200 stakeholders

- Affordable Housing Advocates
- Borough Presidents
- City Council Members
- Labor Representatives
- For-profit and Not-for-profit Affordable Housing Developers
- REBNY
- Supportive Housing Providers

## Engaged 13 City Agencies

- Housing Preservation & Development
- City Planning
- Buildings
- Homeless Services
- Aging
- Small Business Services
- Finance
- Human Resources Administration
- Economic Development Corporation
- Housing Development Corporation
- New York City Housing Authority
- Office for People with Disabilities
- Office of Environmental Remediation

Key Facets of

# The Affordable Housing Crisis

- **Gap Between Rents and Incomes**

Over the past decade, average rents rose by more than 10% while wages stagnated

- **High Rent Burden**

55% of renter households are “rent-burdened” and 30% are “extremely rent burdened”

- **Insufficient Housing Production**

The marketplace is not meeting the needs of existing residents, let alone new ones

- **Limited Supply of Affordable Units**

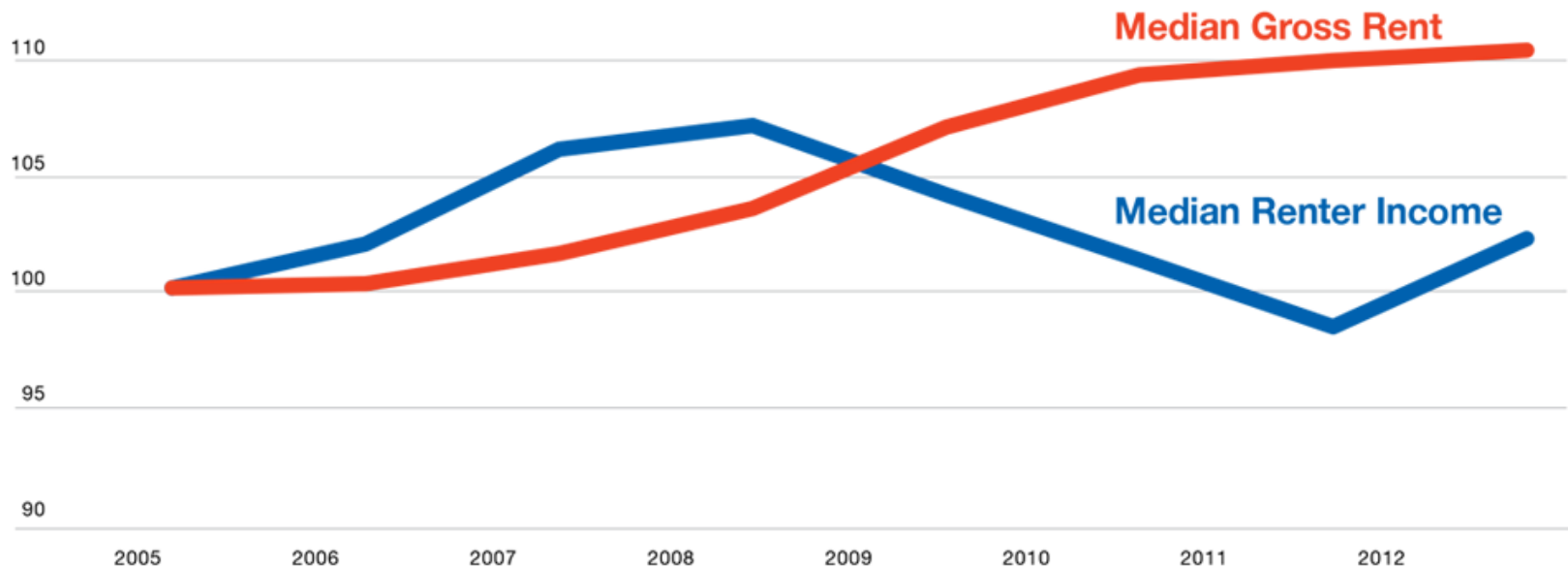
Despite significant public investment, only a fraction of eligible New Yorkers served

- **Population Growth**

230,000 new residents arrived since 2010 and 600,000 more are expected by 2040

# Gap Between Rents and Incomes

## Index of New York City Median Gross Rent and Renter Household Income 2005 - 2012

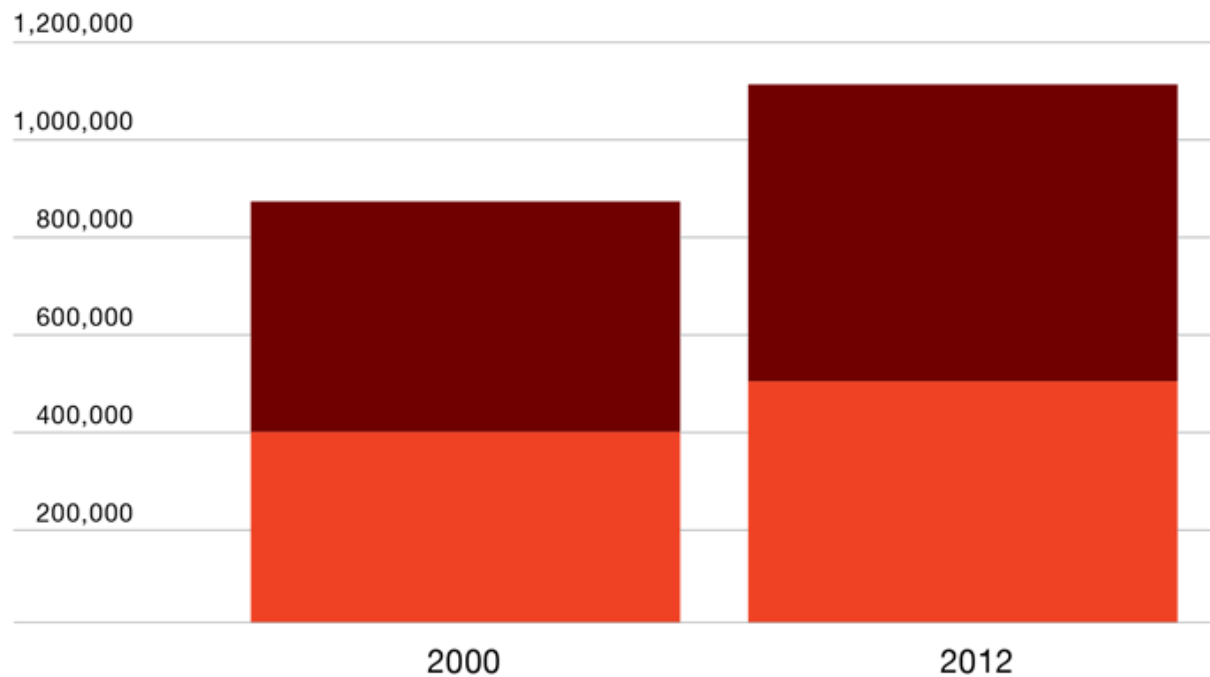


Data Source: 2005- 2012 American Community Survey (1-Year Estimates); Bureau of Labor Statistics CPI- NYC

Median rents have risen since 2005, but median incomes have remained essentially stagnant.

# High Rent Burden

## Number of Rent-Burdened Households, 2000 and 2012



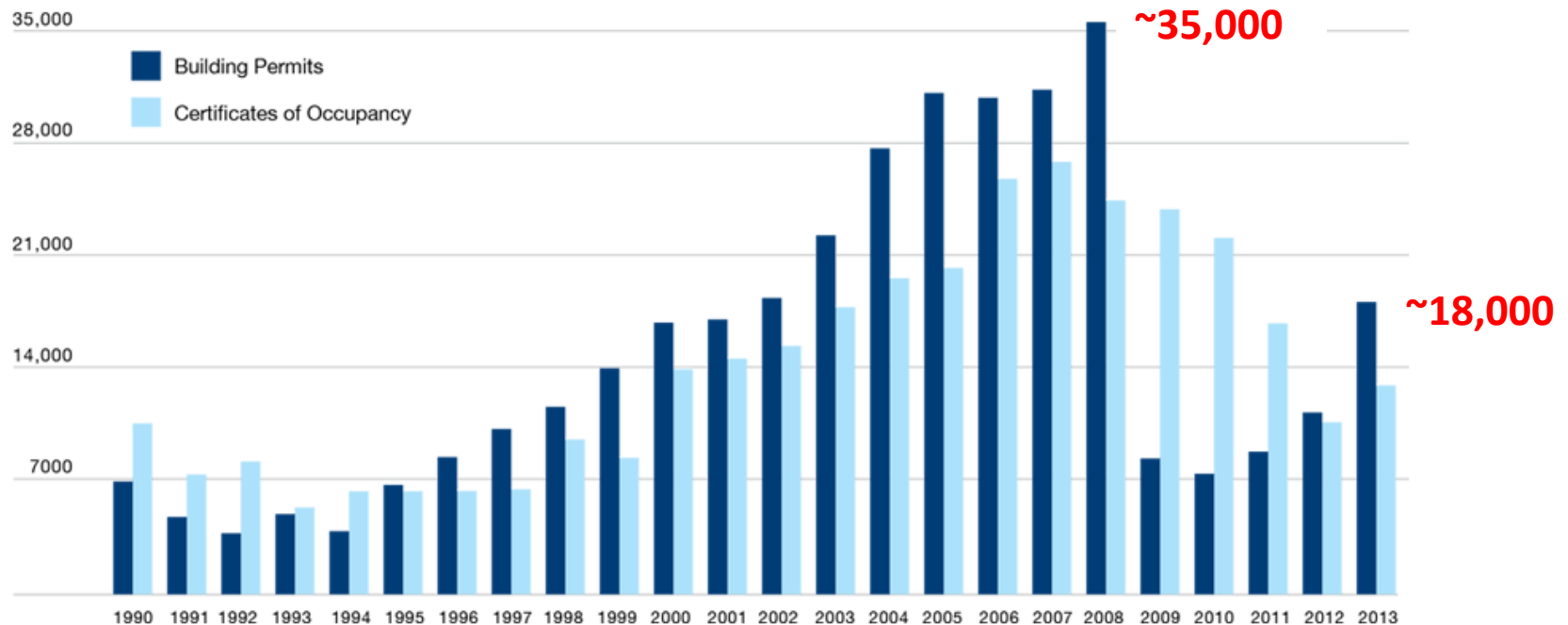
■ Rent Burdened Households  
■ Severely Rent Burdened Households

Data Source: Census (2000) PUMS data;  
American Community Survey (2012) PUMS Data.

The share of moderately and severely rent  
burdened households has increased since 2000.

# Insufficient Housing Production

## New Housing Units Permitted and Completed



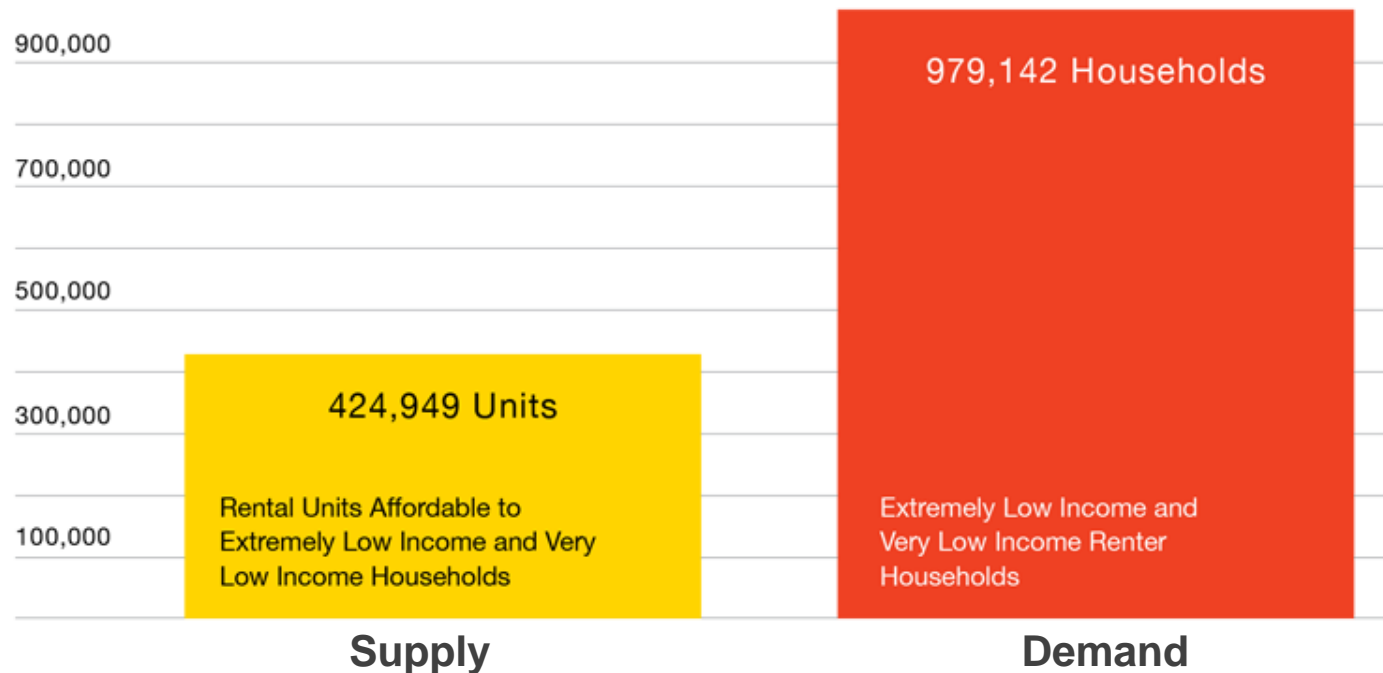
Data Source: New York City Department of Buildings; New York City Department of City Planning, HEIP Division

Building activity rose steadily from the mid-1990s through its peak in 2008 and declined after the Great Recession.



# Limited Supply of Affordable Units

## Supply and Demand Among Extremely Low Income and Very Low Income Renter Households



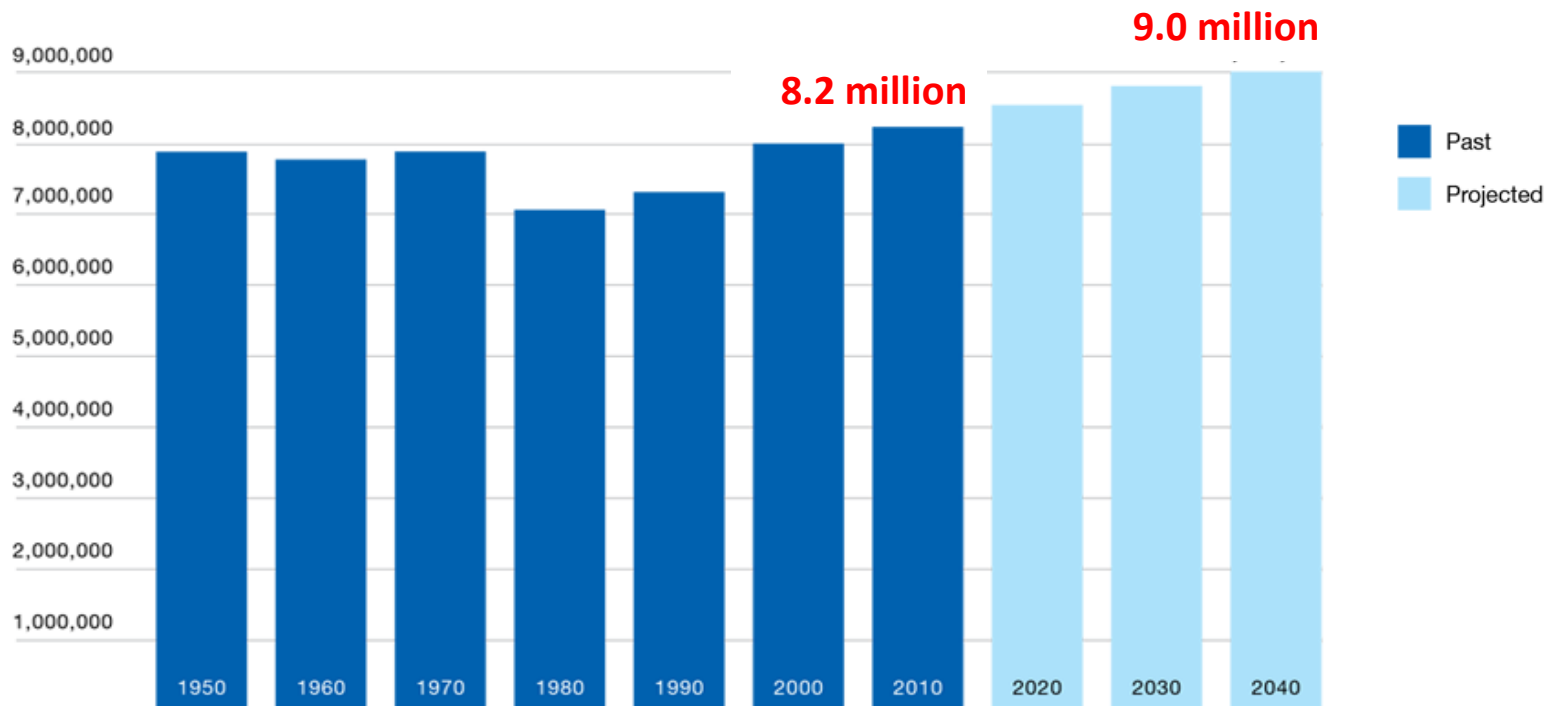
Data Source: Housing and Vacancy Survey  
(U.S. Census), 2011.

There are more than two Extremely Low  
Income and Very Low Income households  
for every one housing unit that is affordable  
to them.



# Population Growth

## New York City Population: Historic and Projected



Data Source: New York City  
Department of City Planning,  
Population Division

# Guiding Principles

1. Address the City's changing demographics and expand who we serve
2. Revamp planning processes and land-use policies to promote density, better plan for growth, and engage communities from the ground up
3. Make economic diversity the cornerstone of housing development
4. Use the City's tools and assets more efficiently and effectively
5. Strategically preserve past housing investments and lock-in affordability in changing neighborhoods
6. Stem the tide of deregulation and protect tenants
7. Leverage favorable markets
8. Increase capital funding for housing

# How We Will Address the Crisis

## Key Components of the Plan

1. **Fostering diverse, livable neighborhoods**
2. **Preserving the affordability and quality of the existing housing stock**
3. **Building new affordable housing for all New Yorkers**
4. **Promoting homeless, senior, supportive, and accessible housing**
5. **Refining City financing tools and expanding funding sources for affordable housing**

# Fostering Diverse, Livable Neighborhoods

## Strategies

- Pursue Affordable Housing and Community Development Opportunities in All Five Boroughs
- Make Strategic Investments to Support New Housing and Neighborhood Revitalization
- Promote Mixed-Used, Mixed-Income, Communities Anchored by Affordable Housing
- Create Quality Jobs and Workforce Development Opportunities for New Yorkers

# Preserving the Affordability and Quality of Existing Housing

## Strategies

- Ensure the Safety and Habitability of the Housing Stock
- Adopt a More Strategic Approach to Preservation
- Preserve Government-Assisted Affordable Housing
- Preserve Rent-Regulated and Unregulated Affordable Housing
- Create New and Improved Preservation Tools
- Promote Sustainability, Resiliency, and Long Term Affordability While Helping Building Owners Reduce Operating Costs

# Building New Affordable Housing for All New Yorkers

## Strategies

- Enable a Wider Range of New Yorkers to Benefit from the City's Affordable Housing Efforts
- Capitalize on Public Assets and Partnerships to Maximize Affordable Housing Opportunities
- Change Zoning and Land Use Regulations to Promote Housing Development
- Remove Unnecessary Barriers and Delays to Development
- Ensure That Housing Production Is Sustainable and Aligned with the City's Changing Demographics

# Promoting Homeless, Senior, Supportive and Accessible Housing

## Strategies

- Assist Homeless Individuals and Families
- Expand Supportive Housing
- Improve Housing Options for Seniors
- Ensure Accessible Housing for Individuals with Disabilities



# Refining City Financing Tools and Expanding Funding Sources

## Strategies

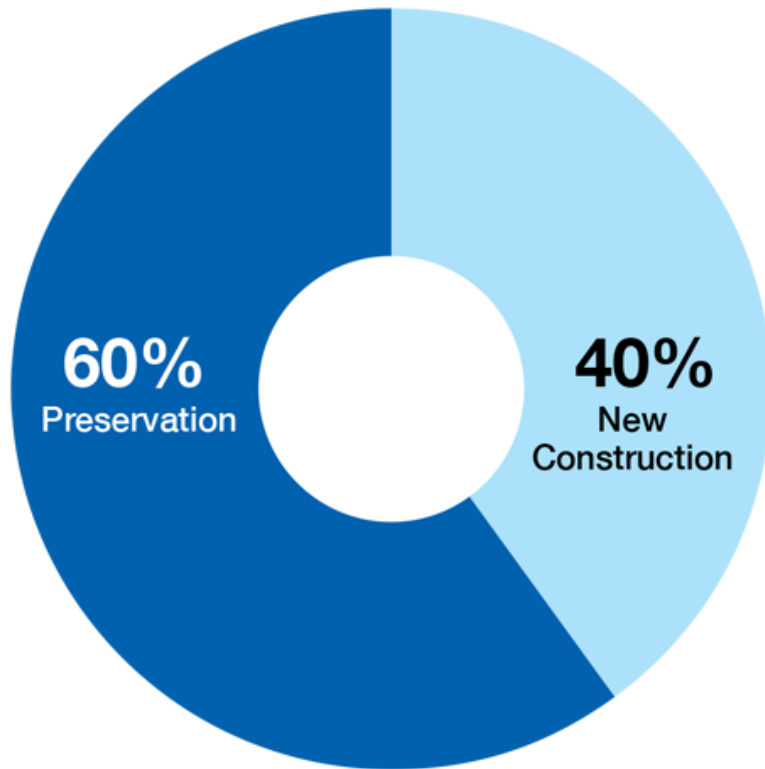
- Target and Strengthen City Tax Incentives
- Identify New Funding Streams to Fund Affordable Housing
- Increase Private Leverage and Expand Existing Financing Tools
- Strengthen Public/Private and Philanthropic Partnerships
- Re-Evaluate HPD and HDC Programs to Stretch City Housing Subsidy Dollars Further

# Key Features of the Plan

- 200,000 units built or preserved over 10 years
- Proposed City Investment: \$8.2B
- Total Development Cost: \$41.1B
- 60% Preservation / 40% New Construction
- 200% increase in extremely low income units (<30% AMI)
- 50% increase in moderate income units (80%-120% AMI)

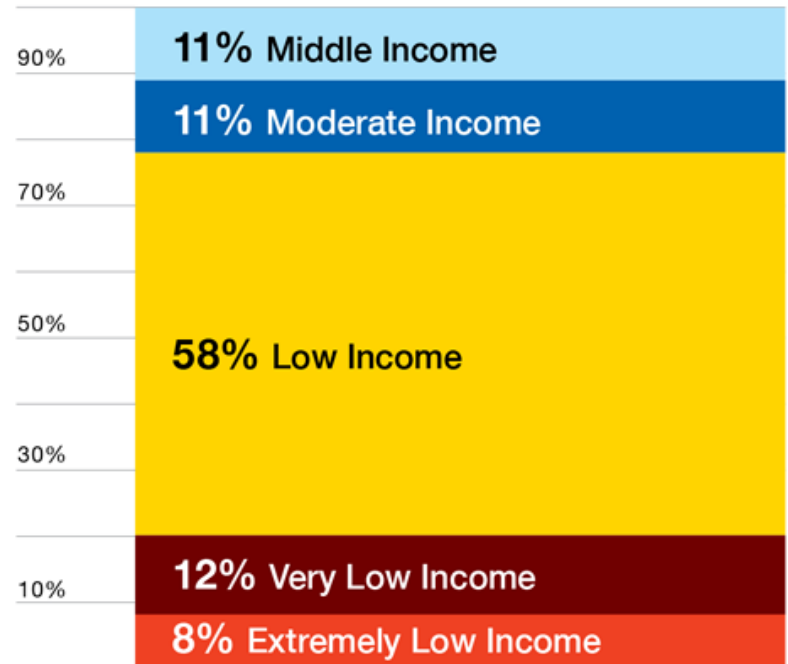
# Unit Breakdowns

## New Construction vs Preservation



## Households Served

Share of Housing Units Created or Preserved by Income Band

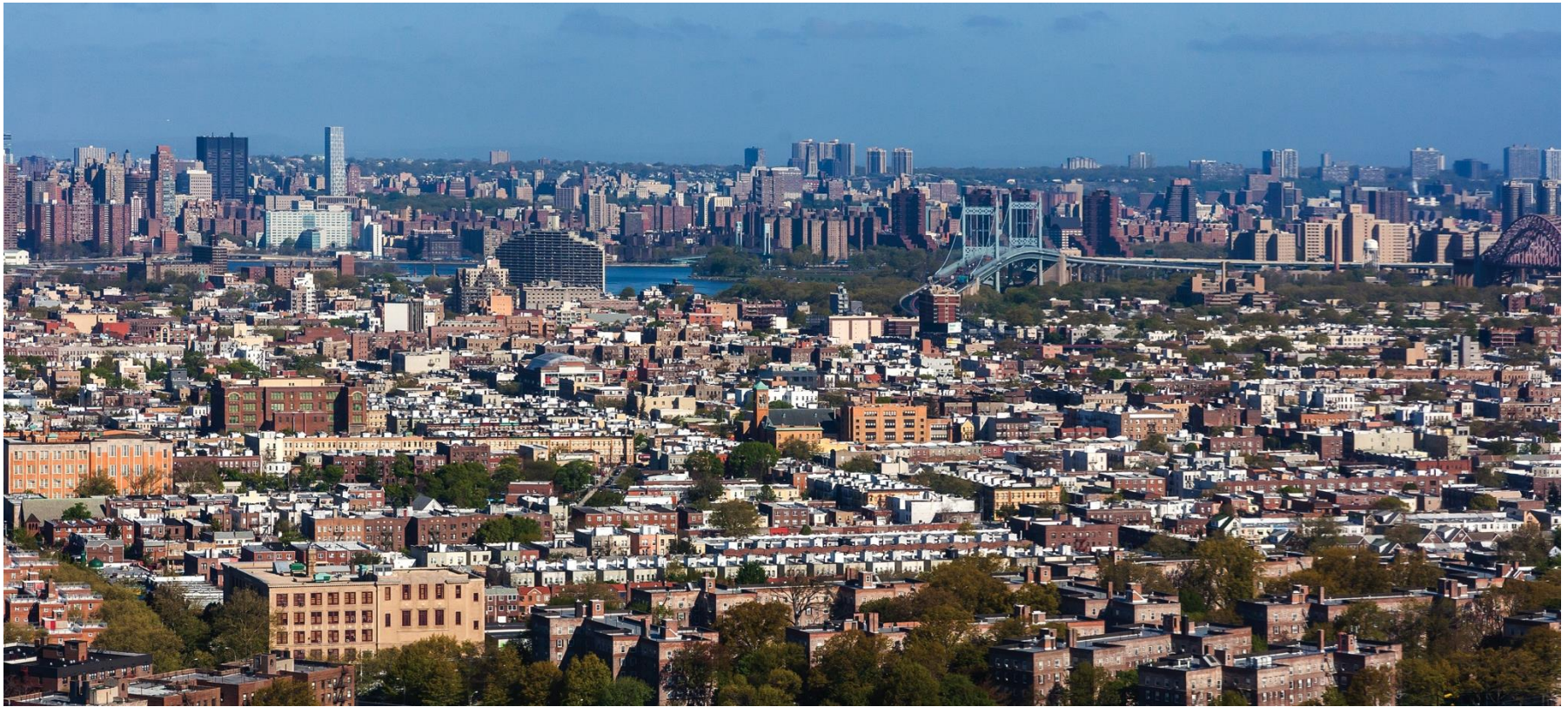


# Resources to Implement the Plan

- **Total Development Cost is projected to be \$41.1B over ten years**
  - Direct City Housing Subsidy – projected to fund \$8.2B of Total Development Cost (TDC)
  - Federal and State Funds – project to fund \$2.9B of TDC
  - Private Funds – projected to fund \$30B of TDC
- **Sources of the Direct City Housing Subsidy include**
  - Current Mayoral Capital of \$2.5B in FY 14-19
  - A total of \$6.7B in HPD capital funding over ten years
  - \$1.1B in HDC reserves and securitization funds
  - \$417M in other City Funds
- **Additional capital to fund infrastructure development**
  - EDC has \$375M in planned infrastructure projects that can directly support new housing developments (ex: Hunters Point South, Coney Island)

# Next Steps

- The plan lists ten key steps that the agencies will take immediately to begin to implement the plan
- Each agency involved will begin implementing the steps it is responsible for, and developing systems and metrics to track progress
- Creating Implementation Advisory Board



**“We have to remember that the best and the brightest are born in every neighborhood, in every zip code. And what marks a just society is that it allows them all to reach their potential.”**

**—Mayor Bill de Blasio**