Affordable Housing in Lower Manhattan

Report by the Manhattan Community Board 1 Affordable Housing Task Force

June 2011

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The City of New York
Manhattan Community Board 1
Julie Menin CHAIRPERSON | **Noah Pfefferblit** DISTRICT MANAGER

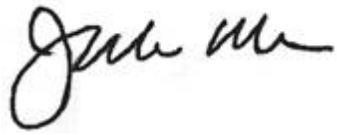
Introduction

Affordable housing in New York City is limited and can be very difficult to find even if you know where to look or how to apply for it. Our Community Board is strongly committed to retaining existing affordable housing and promoting the development of new affordable housing within Lower Manhattan.

Though home to the country's financial capital, our residential community is still remarkably diverse: several decades ago, residents first began moving downtown to lofts, Mitchell-Lama housing in Southbridge Towers on the east side, and Independence Plaza to our west. Since these early pioneers, Lower Manhattan's residential population has grown tremendously, adding tens of thousands of market rate units. Development has been supplemented by the creation of nearly 1,000 affordable rentals in many of our newer apartment buildings. With this guide, we aim to provide our readers with the tools to find affordable housing within our community, and to also provide more general information about what affordable housing is and how it is created.

This report was conducted by a group of Community Board 1 (CB1) members and other volunteers led by Community Board 1 Member Tom Goodkind. The work was conducted with the research and writing assistance of Heather Anderson, the Manhattan Borough President's Office Urban Planning Fellow for CB1 and Yume Kitasei, CB1's Community Liaison.

This report is part of a series of studies conducted by our Community Board. Others include our Seniors' Guide to Lower Manhattan, our Community Board 1 Rent Stabilization Guide, and our Population Projection Reports. We hope these guides will be a resource not only for residents and workers but also to advocate for the strengthening of our community.



Julie Menin
Chairperson
Community Board 1

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This Report was assembled through the hard work of a small group of volunteers. The information it contains may be subject to change after its publication. If you notice any inaccuracies, please submit comments to the CB1 office by emailing ***man01@cb.nyc.gov*** or by calling 212-442-5050.

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Community Board 1 - Affordable Housing Report

PART 1. OUR LOCAL AREA

I. Task Force Discussion and Analysis

As the original Dutch settlement area of the 1600s, Lower Manhattan includes the oldest neighborhood in New York City. However, in the last century, Lower Manhattan had become predominantly industrial and commercial. It was in the 1960s that the residents began to return to the area. Many of the early pioneers were artists, living in lofts still zoned for industrial use. In the late 1960s and early 1970s, the construction of the Mitchell-Lama affordable housing – Southbridge Towers in the Seaport area and Independence Plaza North (IPN) in what is now known as TriBeCa – brought more residents downtown. These early residents built the foundation of what our community is today: a thriving mixed-use community with top public schools, parks, and other community amenities.

In the past two decades, the residential population in Lower Manhattan has virtually exploded: the number of residents has doubled in just the last ten years, adding 30,000 residents. Much of this growth has been fueled by new construction and conversions of former office buildings into luxury housing. As a result, the cost of living in the community has increased significantly, and affordable housing programs no longer occupy a large portion of the housing stock. Rental units in our neighborhoods can be among the most expensive in the city. At the same time, the area's original affordable housing has lost some of the protections that kept them affordable. Our area, now more developed, appears to be failing to allow many of our original residents the stable affordable housing they need to remain in the community they helped to create.

Those buildings that *are* affordable for low- and middle-income tenants are generally rentals with lotteries and waiting lists so long that only a minute percentage of applicants are ever taken off of them. In researching this guide, we found that the tenant selection and eviction process of most of these units needs more transparent monitoring. Management companies are held accountable for the affordable housing through annual income certification of the low- and middle-income tenants. But whether the certifications are completed depends on the action of the oversight agency involved.

There are some programs that benefit diversity of income for development outside CB1 area. For example, the Battery Park City Authority (BPCA), once intended to set aside 20% of its housing for low-income residents, now only supports low-income housing developed *outside* of Battery Park City and the CB1 area through the income it gives to New York City (NYC). Even affordable housing monies allocated through the federal government toward the rebuilding of Lower Manhattan after 9/11 largely benefit affordability in Chinatown and the Lower East Side.

During our year of surveying our community for diverse housing, our CB1 Affordable

Housing Task Force found that few prospective low- and middle-income tenants could afford to come live in our area. Community Board 1 is committed to maintaining a diverse, mixed-income community. In light of the recent increases in cost of living and loss of affordable housing in CB1 area, the CB1 Affordable Housing Task Force recommends the following:

1. Create affordable housing units in the CB1 area through use of 9/11 funds.
2. Create affordable housing units in the CB1 area through use of profits from the Battery Park City Authority earmarked for affordable housing.
3. Protect and keep affordable CB1 artist lofts, IPN, and Southbridge Towers.
4. Structure current and future affordable housing units to the greatest extent possible so that during their useful lives their affordability does not suddenly expire.
5. Rebuild 130 Liberty Street at the World Trade Center site to have affordable housing.

II. History of Affordable Housing in Community Board 1

- **Downtown Artist Lofts**

During the 1960s and 1970s, Lower Manhattan was filled with older commercial buildings unattractive to modern manufacturing. Many of them became loft buildings, attracting aspiring artists for their natural lighting, large spaces, and inexpensive rent.

> My husband found our loft by walking the streets of lowest Manhattan looking for derelict buildings with desperate landlords. He found both in 116 Duane Street. In 1972, landlords had empty buildings with commercial leases and were willing to look the other way to fill them. This meant we signed a ‘commercial’ lease but they knew we'd be living there. So the heat went off at 5pm on Friday night and didn't come on until 9am Monday morning. They also knew we'd soon learn how to find our way down to the dank sub-basement to jiggle this and that to get the heat on if it got really, really cold.
>
> There was no stove, so we cooked on a hot plate placed on a wooden counter. There was only a 120-volt line, so we also had to limit the refrigerator to a small ‘studio’ size model. My fondest memory of the early ‘70s is of playing volleyball in the streets (there were NO cars on weekends) and roller-skating down lower Broadway all the way to the Battery. NOBODY lived here.
>
> Jean Grillo, longtime resident of a Lower Manhattan loft

For artists in downtown lofts in 1981 and 1982, a new loft law converted these affordable

artist residences into legal and rent-stabilized units. This law renewed in 2010 to include a new generation of artists in downtown Brooklyn.

- **Southbridge Towers**

About 39 or more years ago, my ex-husband (a sculptor who had a loft nearby on Leonard Street), my daughter, and I moved into Southbridge Towers as one of its first families. On one of their many visits to the South Street Seaport, my parents had seen a sign advertising this state-subsidized, middle-income complex several years before it was built.

At that time, the Seaport was an amazing piece of old New York with a Ship's Chandlery, Sloppie Louie's, and old crumbling piers. A few years later my daughter and I would sit on blankets on these piers every Tuesday evening and sing along with the X-Seaman's Institute while ships went by, briefly blotting out the lights of Brooklyn across the river.

When I drove home down Broadway from uptown and crossed Canal Street, I would breathe a sigh of relief. Here was a place unlike any other in the city: One could park anywhere, walk empty streets at night, eat at non-trendy restaurants like Laughing Mountain, now Spring Street Natural, and chat with Vasili at his tiny Greek eatery near the corner of West Broadway and Duane Street, which later became the long-loved and affordable Delphi restaurant.

I do not remember seeing any peddlers on Fulton Street during the day. Artists like Suellen Epstein and Batya Zamir taught children's classes in their funky lofts and one walked from Water Street to the Hudson proud to be able to prove that Manhattan was an island. In fact, later on there was even a ‘beach’ made up of landfill for what would become the site of Battery Park City.

By age eight, my daughter went to school in Brooklyn by herself. She walked to the BMT train past the huge steps of City Hall where a young policeman standing guard greeted her each morning. During the summer, they exchanged letters. Then she walked down the stairs to the subway where the station supervisors sat in a glass-enclosed room at one end of the platform and came out to greet her before she boarded the train. These friends watched out for my girl just as, in the days of real New York neighborhoods, people sitting on the stoops watched out for us.

> That was my New York. It was affordable, livable, and a real community like the one where I grew up in the '40s and '50s in Sunnyside, Queens. I hardly recognize it anymore.
>
> Amy Brook Snider, Southbridge Towers resident since 1972

Southbridge Towers, completed in 1971 on a site consisting of 331,577 square feet Block 94 in CB1, is a cooperative (co-op) containing 1,651 units in five six-story buildings and four 27-story high-rises. It is part of the New York State Mitchell-Lama affordable housing program enabling homeownership. Residents submit an income affidavit every year and pay a surcharge if the amount is over a certain level. New homeowners must meet affordability standards (currently at a maximum annual household income of $49,000). Southbridge homeowners have been working to increase these maximum levels to include middle-income applicants. When residents leave, they sell the units back to the cooperative for the reasonable amount at which they first bought in. Prospective tenants may apply as part of the lottery system. The lottery is advertised when the list of applicants diminishes to 50 names.

Currently there is an ongoing discussion at Southbridge Towers about removing the development from Mitchell-Lama and selling vacant units at market prices.

- **Independent Plaza North**

> A friend of mine moved into a new complex where I had seen construction while riding my bike from the Village in 1974. It was called Independence Plaza North, and I walked to see his apartment in 310 Greenwich Street. I was stunned by his view of the river. 'I want to live HERE!' I exclaimed, and he mentioned that the complex was looking for more tenants.
>
> Though part of an Urban Renewal program, IPN was originally planned as luxury housing for the Wall Street crowd. However, it opened in 1975 as part of the Mitchell-Lama program, which meant that rents were established according to income. Urban Renewal usually means affordable housing. Someone takes the most dilapidated areas and brings in the worker ants (the low- and middle-income residents), whose job, it seems, is to build a community.
>
> I moved in at the end of 1975 and shortly thereafter became very entrenched in making things work in this seemingly forgotten area then known as Washington Market. IPN was only half filled and ads and signs continued to recruit tenants for the empty apartments.

> We created a food co-op for a while, since there was no place to shop. By the 1980s, the loft law, mostly supported by our own local talent, went into effect and artist neighbors were legitimized.
>
> The tiny P.S. 3 annex at IPN expanded and was moved, after much community advocacy to its current home where it became P.S. 234. We had a big sandy beach, now Battery Park City, where some significant events and sunbathing took place, and at the base of it all stood the Twin Towers – our signposts when instructing friends who had never been to the Lower West Side: 'Just head down towards the World Trade Center.'
>
> Diane Lapson, President of IPN Tenants Association

CB1's first modern era zoned public elementary school, P.S. 234 in TriBeCa, was founded in the late 1980s. It quickly filled with children of IPN who contributed to it becoming one of the city's top-rated schools, attracting thousands of parents to our area. From Southbridge and IPN came CB1 chairpersons and elected officials who were instrumental in creating our current community.

In 2004 IPN was bought by a new owner who opted out of the Mitchell-Lama program. In an effort to protect tenants, a deal was made to allocate vouchers to some tenants to help them pay the new increased rent. All other units negotiated a rental mimicking stabilization, while vacancies were reset to market rent. It was later discovered that the property had been receiving a J-51 tax abatement, which should have, but did not stabilize all units. Tenants are still struggling to restore affordable rent protection at IPN.

"I hope to live here for the rest of my life." – Southbridge Towers resident

- **Affordable Housing in Private Luxury Rental Buildings**

Beginning in the late 1990s, our area has seen the private development of approximately 950 low- and middle-income rental units. This shift away from public development of affordable housing and toward private, is reflective of a change in U.S. housing policy. Since the mid-1990s, the number of public housing units in the U.S. has decreased, from 1.4 million in 1994, to 1.14 million in 2008. Although Section 8 Vouchers (see page 22) and the current stock of public housing remain federal expenditures, recent efforts to create affordable housing have focused on incentives for private development. In such housing, private developers assume the task of management of affordable housing.

Incentives for private development of affordable housing include tax exemptions or

abatements, density bonuses (when city government grants the development more than the allowable square footage in exchange for creating affordable units), and low-interest or no-interest financing.

Often overlooked, many newly created luxury rental buildings in our area offer affordable housing units with preference given to certain groups, including CB1 residents, mobility-, visually- or hearing-impaired individuals, and municipal employees (see Affordable Housing Programs in CB1 Area: Descriptions on page 15).

These newer rental affordable housing programs are monitored by the agencies that allocate financing. Annual registration of these units is often required but loosely monitored: the NYC office of the U.S. Department of Housing and Urban Development (HUD) has not had more than two people in its enforcement unit for decades and the New York State Division of Housing and Community Renewal (DHCR) typically acts only on complaints.

PART 2. AFFORDABLE HOUSING

I. What Is 'Affordable' and Who Is It For?

The U.S. Department of Housing and Urban Development (HUD) defines affordability as "housing for which the occupant is paying no more than **30%** of his or her income for gross housing costs, including utilities." For example, a government affordable housing program that assists a family of three with an income of $60,000 a year in a two-bedroom apartment would have them pay no more than $1,500 a month ($18,000 a year) to maintain this 30% level. If households pay more than 30%, it is expected that they will encounter hardships in paying for other life necessities, like food, transportation or health care.

Most affordable housing programs are for people earning low and/or middle incomes, as defined by HUD. Income eligibility for affordable housing created through government incentives depends on the specific program.
HUD defines low-income families as "families whose incomes do not exceed **80%** of the median family income for the area (AMI)." From July 2010 to June 2011, HUD set this low-income upper limit as $44,350 for an individual apartment dweller living alone in New York City. Middle-income designation for affordable housing starts at this threshold and can, in some programs be as high as 150% of AMI or $93,450 for a

"I loved the neighborhood when I moved in; thought it was the best part of Manhattan: very diverse, with open spaces." – Southbridge Towers resident

single person household. Such income eligibility is outlined according to specific program in (see Affordable Housing Programs in CB1 Area: Descriptions on page 15).

HUD uses advanced calculations to come up with its many tables, and its **AMI** for NYC in the fiscal year beginning July 1, 2010 is **$62,300**. The following table shows the low-income limits in New York City based on this AMI.

Table 1. Determining Eligibility: The Low-Income Limit in New York City by Household Size

Family size	80% AMI
1	$44,400
2	$50,700
3	$57,050
4	$63,360

The AMI (Area Median Income) is the midpoint family income from a metropolitan area or a non-metropolitan county, calculated each year by HUD to determine eligibility for housing programs.

II. Affordable Housing and Rent Stabilization

Most of NYC's 1 million-plus rent stabilized housing units cost less than $2,000 a month, making them affordable to households earning less than $80,000 a year according to HUD's definition of housing affordability (costing no more than 30% of family income).

In 1969, NYC enacted rent stabilization, a system that now covers over 1 million units, and limits rent increases to amounts set annually by the New York City Rent Guidelines Board as a compromise between building owners and tenants. The rent increase limit contributes to neighborhood stability through protecting tenants, providing the security that residents need to invest in their community, and further preserving community character.

In 1993 and 1997, New York State legislation weakened rent stabilization allowing deregulation of stabilized units when, among other things, rent exceeds $2,000 a month and tenants earn over $175,000 a year; when rent exceeds $2,000 a month and the unit is vacated, or all tenants of a unit have been evicted to allow an owner's relatives to move in. Owners are now allowed 20% rent increases on vacant apartments and variable increases in rent due to apartment improvements, which can rapidly increase the rent to the $2000 level that permits deregulation. In June 2003, a New York State law passed which allows owners of rent stabilized units to charge "preferential rent" (a rent less than the legally permitted stabilized rent). Upon lease renewal, owners can begin charging any

amount up to the registered legal (stabilized) rent *including* the year's Rent Guidelines Board allowable increase.

In the CB1 area, most of our 6,000-plus rent stabilized units are luxury apartments stabilized because of tax benefits given to developers. Although most of these units are too expensive for low- or middle-income households, many of the buildings with these units also have a percentage of affordable units that are also rent stabilized and remain stabilized for as long as the owner receives tax benefits, typically 30 years. See a list of these buildings and units listed in Table 2 (see page 12).

III. Why Is Affordable Housing Needed?

As New York becomes a more attractive place to live, developers respond to a growing market to build and refurbish living units. As in most businesses, their goal is to maximize profit. With no government incentive programs, these units would mostly be priced to exclude tenants of low- and middle-income: the working class, artists, students, youth, and seniors. A neighborhood's income diversity is a sign of a healthy, economic and social environment. A balanced neighborhood needs inclusive programs such as those listed in this report, and such programs need attention and monitoring.

Additionally, the affordable housing stock is challenged through continual loss of units. In March 2011, State Assembly Speaker Sheldon Silver announced a loss of 10,000 NYC affordable rent protected apartments a year.

For Community Board 1, the loss of affordable apartments has been visible in the past decade. As mentioned in the *History of Affordable Housing* section, IPN opted out of the Mitchell-Lama program in 2004. Although existing tenants negotiated some measures to partially replace their affordable housing protection, their struggle to restore previous protections continues, and new IPN tenants rent their apartments at market rate without rent stabilization. As of 2009, new tenants moving into Gateway Plaza in Battery Park City are no longer covered by rent stabilization – a change that marks the beginning of the eventual destabilization of all Gateway's 1,700-plus units.

During this same period, our community has gained rent stabilized units, albeit in newly constructed luxury apartments. Beekman Tower in the Financial District will create over 900 units through use of tax incentives. But the creation of affordable and rent stabilized housing must continue in order to compete with the loss of units if CB1 is to remain a diverse and accessible community.

IV. Finding Affordable Housing: The Lottery

Prospective tenants looking for an affordable apartment should first check availability through the sources listed under "1. The advertisement." They might also call the management companies listed in Table 2 (see page 12) to ask about the availability of a specific development. Occasionally a building's management company will indicate that a closed lottery list for affordable housing will be reopened in the near future.

Requirements for eligibility vary according to the program. The affordable housing programs found in CB1 area are described on page 15 of this report. Some affordable units require annual income recertification. Affordable units in almost all rental buildings in CB1 are scheduled to lose their affordability 30 years after the tax incentives that created the units are implemented. For example, if a rental building with 100 affordable units opened in 1996, vacated affordable units will no longer be affordable after 2026. However, tenants of that building who are still living in affordable units in 2026 will continue to have an affordable rental rate that will remain stabilized.

Federal, state, and local agencies work with NYC apartment building management companies in offering a monitored lottery system used to apply for affordable housing. The lottery has four parts:

1. The advertisement
2. The application
3. The interview
4. The lottery waiting list

1. The advertisement – The public is notified when affordable housing units become available or a lottery list reopens through newspaper advertisements, presentations to the Community Board, mailings to local organizations and institutions, and the posting of flyers. Web-based notice is available at any time through federal, state and local agencies:

    - U.S. Department of Housing and Urban Development (HUD) - http://www.hud.gov/apps/section8/index.cfm
    - New York State Division of Housing and Community Renewal (DHCR) - http://www.dhcr.state.ny.us/general/affhsg.htm
      http://www.nyhomes.org/Home/renters/
    - NYC Affordable Housing Resource Center - http://www.nyc.gov/html/housinginfo/html
    - NYC Department of Housing Preservation (HPD) - http://www.nyc.gov/html/hpd/html/apartment/lotteries.shtml
    - NYC Housing Development Corporation (HDC) –

http://www.nychdc.com/apartmentseekers/applications.html

The advertisement usually contains the unit's location, size, eligibility requirements, deadlines, and where to write for an application. It may also state whether or not any preference is given to local residents, seniors, and the disabled.

On the following page is an example of a recent advertisement for middle income affordable rental housing in the CB1 area that ran in the *Tribeca Trib*.

2. The application - Applications for affordable housing received through these advertisements and returned on time are reviewed for eligibility. Applicants deemed ineligible are typically sent a letter explaining the reason for this decision and describing an option for appeal within a specific time frame.

3. The interview – Applicants considered eligible after the first review are interviewed by the management company to confirm eligibility. At this stage, the number of those being interviewed may be 10 to 20 times greater than the number of available units. Once applicants complete the interview and successfully pass this second step, they are asked for data confirming their income and assets, which will then be mailed for verification to third parties. Credit checks are also conducted and usually followed by home visits.

4. The lottery waiting list – At the end of the selection process, those remaining eligible are selected in numerical order. All applicants who are eligible but not assigned to an apartment are sent a letter indicating that they are on a waiting list, kept by the management company. When an affordable unit again becomes available, eligible applicants who are next on this list will be chosen. If the lottery list of applicants is exhausted, or if the management company or corresponding agency feels that the list needs to be replenished, the entire process will be repeated.

   All waiting lists for affordable units in CB1 are currently closed.

Figure 1. Affordable housing notice as it appeared in the *Tribeca Trib*

LIBERTY PLAZA

Liberty Plaza, located at 10 Liberty Street, is opening its waiting list and accepting applications for 1 moderate-income rental apartment. The size, rent, and income requirements of the apartment is as follows:

# APTS AVAILABLE	FAMILY SIZE*	APARTMENT TYPE*	MONTHLY RENT**	TOTAL GROSS ANNUAL INCOME RANGE*** MINIMUM-MAXIMUM
1	1 2	1 BED 1 BED	$2,254 $2,254	$71,179 - $84,150 $71,179 - $96,150

*SUBJECT TO OCCUPANCY CRITERIA INCLUDES GAS FOR COOKING
** RENTS SUBJECT TO CHANGE
***INCOME REQUIREMENTS SUBJECT TO CHANGE

APPLICANTS WILL BE REQUIRED TO MEET INCOME AND ADDITIONAL CRITERIA.

To request an application, mail a **POSTCARD** to:
Liberty Street Realty LLC, P.O. Box 3619, New York, NY 10163
Requests must be postmarked by **November 19, 2010.**
Complete applications must be postmarked by December 17, 2010.
Applications not sent via regular mail or postmarked after December 17, 2010 will be logged in after all other applications.
Applications will be selected by lottery.
Priority will be given to applicants who live or work in New York City.
No broker's or application fee should be paid to anyone regarding these applications.
Only the first 3,000 requests for an application will be honored.

BARCLAY TOWER

Barclay Tower, located at 10 Barclay Street, is opening its waiting list and accepting applications for 2 moderate-income rental apartments. The size, rent, and income requirements of the apartments are as follows:

# APTS AVAILABLE	FAMILY SIZE*	APARTMENT TYPE*	MONTHLY RENT**	TOTAL GROSS ANNUAL INCOME RANGE*** MINIMUM-MAXIMUM
2	1 2	1 BED 1 BED	$2,254 $2,254	$71,179 - $84,150 $71,179 - $96,150

*SUBJECT TO OCCUPANCY CRITERIA INCLUDES GAS FOR COOKING
** RENTS SUBJECT TO CHANGE
***INCOME REQUIREMENTS SUBJECT TO CHANGE

APPLICANTS WILL BE REQUIRED TO MEET INCOME AND ADDITIONAL CRITERIA.

To request an application, mail a **POSTCARD** to:
Barclay Street Realty LLC, P.O. Box 3619, New York, NY 10163
Requests must be postmarked by **November 19, 2010.**
Complete applications must be postmarked by December 17 2010.
Applications not sent via regular mail or postmarked after December 17, 2010 will be logged in after all other applications.
Applications will be selected by lottery.
Priority will be given to applicants who live or work in New York City.
No broker's or application fee should be paid to anyone regarding these applications.
Only the first 3,000 requests for an application will be honored.

PART 3. AFFORDABLE HOUSING UNITS & PROGRAMS IN CB1 AREA

I. Inventory of Affordable Rental Housing Units

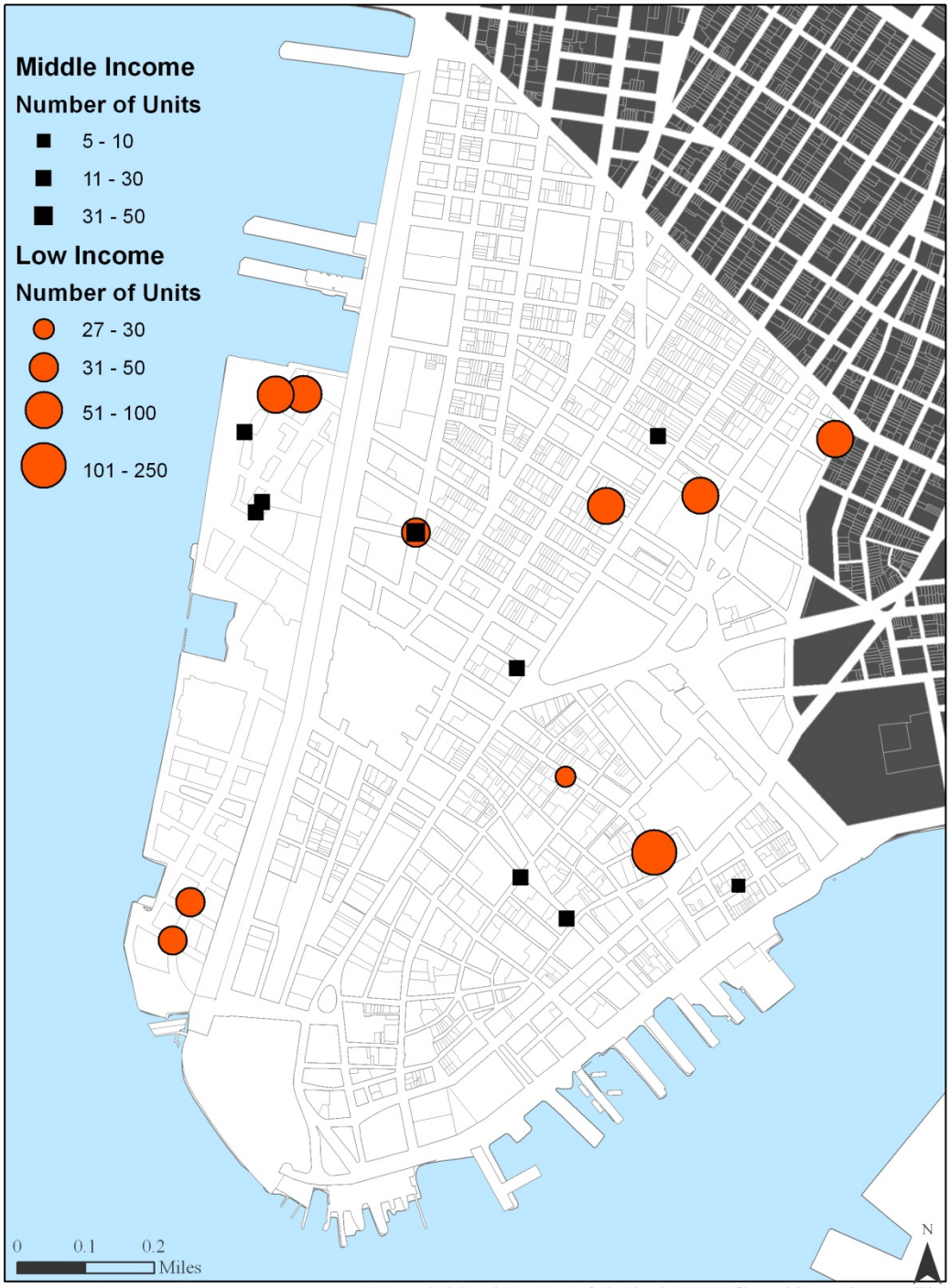
Table 2. Affordable Housing Rental Units in CB1

Development	Address	Affordable Units	Income Eligibility	Management Company	Phone Number
Tribeca Pointe	41 River Terrace	70	Low Income	Rockrose Management	(212) 217-2111
Riverwatch	70 Battery Place	43	Low Income	Brodsky Organization	(212) 315-5963
Tribeca Park	400 Chambers Street	81	Low Income	Related	(212) 945-4100
South Cove Plaza	50 Battery Place	41	Low Income	Rye Management	(212) 534-7771
Worth Street	111 Worth Street	66	Low Income	Forest City Ratner	(718) 923-8696
Tribeca Tower	105 Duane Street	88	Low Income	Related	(212) 945-4100
89 Murray Street	89 Murray Street	33	Low Income	Related	(212) 945-4100
110 Fulton Street	110 Fulton Street	27	Low Income	TUC Management	(212) 475-7730
Barclay Tower	10 Barclay Street	20	Middle Income	Glenwood Management	(212) 430-5900
88 Leonard	88 Leonard Street	18	Middle Income	Rose Associates	(866) 878-8790
Liberty Plaza	10 Liberty Street	14	Middle Income	Glenwood Management	(212) 430-5900
100 Maiden Lane	100 Maiden Lane	17	Middle Income	Maiden Lane Properties	(212)797-0100
The Solaire	20 River Terrace	14	Middle Income	Albanese Organization	(212) 210-6676
Tribeca Green	325 North End Avenue	14	Middle Income	Related	(212) 945-4100
Historic Front Street	Front Street: 213-235, 214-224, 236, and 24-26 Peck Slip	5	Middle Income	Yarrow, LLC	(917) 291-5499
Verdesian	211 North End Avenue	13	Middle Income	Albanese Organization	(212) 210-6676
89 Murray Street	89 Murray Street	44	Middle Income	Related	(212) 945-4100
St. Margaret's House	49 Fulton Street	250	Low Income	St. Margaret's House	(212) 766-8122
Everlasting Pine	96 Baxter Street	88	Low Income	Everlasting Pine	(212) 966-8496

TOTAL: 946

As mentioned on page 6, *low income* refers to households earning at or below 80% of the area median income. Independence Plaza North is not included in this table because the affordability (Section 8 Vouchers) is tenant-based and not unit-based. Southbridge Towers is not included because it is affordable homeownership, not rental.

Figure 2. Map of affordable rental housing units in Lower Manhattan



Data acquired through Department of City Planning PLUTO files, and the agencies responsible for the affordable housing units referenced in the program descriptions section.

- **Specifics on waiting lists at these developments**

At 41 River Terrace, affordability is set to expire in 2020, and there are 4,000 people on the waiting list for 70 units. At 110 Fulton Street, 5,000 people are on the waiting list for 28 units. At 89 Murray Street, the waiting list for low-income units comprises 1,500 people. Although we found actual monthly rent charged for some of these rentals, our research never came across any proof that these rents had been vetted or approved by the sponsoring agencies. Management spokespersons have informed us that annual recertification of income by tenants to owners is sent to responsible agencies for all except Liberty Bond middle-income residents. In addition, they have said that after these data are sent, there is typically no correspondence between the management companies and the sponsoring agencies until the following annual recertification.

Table 3. Affordable Rental Housing Programs in CB1 Area Developments

Development	Affordable Housing Type
Tribeca Pointe	80/20, LIHTC
Riverwatch	80/20, LIHTC
Tribeca Park	80/20, LIHTC
South Cove Plaza	80/20, LIHTC
Worth Street	80/20, LIHTC
Tribeca Tower	80/20, LIHTC
89 Murray Street	LAMP, LIHTC
110 Fulton Street	LAMP, Inclusionary Housing, LIHTC
Barclay Tower	Liberty Bonds, 421-a
88 Leonard	Liberty Bonds
Liberty Plaza	Liberty Bonds, 421-a
100 Maiden Lane	Liberty Bonds
The Solaire	Liberty Bonds
Tribeca Green	Liberty Bonds
Historic Front Street	Liberty Bonds, 421-a
Verdesian	Liberty Bonds, 421-a
89 Murray Street	New HOP, 421-a
St. Margaret's House	Section 202
Everlasting Pine	Section 202

II. Affordable Housing Programs in CB1 Area: Descriptions

- **Affordable Housing in Luxury Rental Buildings**

Low-Income Housing Tax Credit (LIHTC)

CB1 Data:
450 affordable housing units
in eight buildings

The Tax Reform Act of 1986 established the Low-Income Housing Tax Credit (LIHTC) as an item in the Internal Revenue Code to promote low-income housing investment. The tax credits are allocated by state agencies according to state population; states are assigned $2.20 per capita per year in tax credits for housing developments, and at least 10% of this amount must go to housing developed by nonprofit organizations.

"My husband and I are older parents and were working in arts related fields such that affordability has been an ongoing consideration our entire adult lives." – CB1 affordable rental resident

LIHTC is currently the largest federal subsidy for the construction of new low-income rental housing. Between 1986 and 2006, LIHTC funding was involved in 1/6 of all new multi-family housing developments in the U.S.

To qualify for LIHTC in New York City, developers must apply to the New York State Housing Finance Agency (HFA) or the New York City Department of Housing, Preservation and Development (HPD). The amount awarded depends on the housing development's costs (excluding land acquisition and some other costs) and the amount of low-income units in the development. Housing developments must follow what is known as "the 20/50 or 40/60 rule," which means reserving

20% of units for households earning at or below 50% of AMI

OR

40% of units for households earning at or below 60% of AMI

Rent for these units is then set at 30% of the qualifying income.

Tax credits increase with the proportion of low-income units. Additionally, developers may be eligible for more tax credits if the proposed housing development is in an area

that the U.S. Department of Housing and Urban Development (HUD) has designated a Difficult Development Area (DDA).

"We love the neighborhood and our kids have grown up here, this is our home" – CB1 affordable rental resident

Developers typically sell these credits to investors, mostly corporate investors, to fund construction. The investors receive the tax credit annually for 10 years. The LIHTC provides only partial funding; developers pursue additional financing in what can become a complicated finance structure for the housing development.

Originally, the Tax Reform Act stipulated that the low-income units were rent restricted for 15 years. In 1989, the Revenue Reconciliation Act required that developments funded by LIHTC and completed after 1989 maintain their affordability for an additional 15 years. However, after the initial 15 years, an owner can opt out of the program by finding a qualified buyer, and the rules may change. The Omnibus Budget Reconciliation of 1990, in an effort to protect the affordability of LIHTC developments, stipulates that if an owner opts out after 15 years, rights of first refusal are offered to qualified nonprofit agencies, tenant organizations, and public agencies to acquire the buildings at below-market rates.

All LIHTC developments created through HPD preference 50% of units for Community Board area residents. Additional preferences include 5% of units for mobility-impaired persons, 2% for vision- or hearing-impaired persons, and 5% for municipal employees.

Low-income units are required to be "mixed in" – not segregated by a wing or floor. High-end market rate apartments are allowed to have 15% more invested in their amenities (for example, granite counters).

The tenants who receive a reduced rent in these buildings must recertify their income yearly. HFA monitors the compliance of the owners, which includes visits to the site to ensure that the affordable rental units are kept up properly. The initial visit is made one year after the building is in service, then once every three years. The owner must keep annual records of tenant income on file. HFA also monitors applicable building standards to make sure they are up to HUD codes.

For sample agreements between developers and the Housing Finance Agency related to buildings in the CB1 area under the LIHTC program, see *Regulatory Agreements in the Public Records* on page 26.

80/20

CB1 Data:
389 affordable housing units
in six buildings

The 80/20 program, allocated by the New York State Housing Finance Agency (HFA), the New York City Housing Development Corporation (HDC) and the New York City Department of Housing Preservation and Development (HPD), uses tax-exempt bonds to create housing for low-income tenants. The use of tax-exempt bonds to finance construction reduces a developer's costs. To receive financing in New York City, the development must include:

20% of units for households earning at or below 50% AMI

OR

25% of units for households earning at or below 60% AMI

New construction as well as rehabilitation of existing buildings is eligible. When construction costs are 50% covered by tax-exempt bond financing, the development becomes eligible for Low-Income Housing Tax Credits.

80/20 developments created through HDC and HPD preference 50% of units for Community Board area residents. Additional preferences include 5% of units for mobility-impaired persons, 2% for vision- or hearing-impaired persons, and 5% for municipal employees.

80/20 developments are entered into rent stabilization, which means the annual rent increase is restricted by provisions set by the Rent Guidelines Board. Rent increases for low-income units within 80/20 buildings are restricted by the lower of either rent stabilization, or the increase resulting from a change in AMI.

Affordability is mandated for 15 years. Agencies have the power of annual income certification to monitor for compliance.

For sample agreements between developers and the Housing Finance Agency related to buildings in the CB1 area under the 80/20 program, see *Regulatory Agreements in the Public Records* on page 26.

"The woman from the program that oversaw the lottery called to inform and congratulate us on being awarded an apartment and immediately followed with apology for the places being so small that others had already refused them. "
- CB1 affordable rental resident

Inclusionary Zoning

CB1 Data:
27 affordable housing units
in one building

Inclusionary zoning provides incentives for private developers to set aside a portion of a housing development for affordable housing. Inclusionary zoning has been a part of New York City's zoning since 1987, but was little used until its expansion under Mayor Bloomberg's New Housing Marketplace Plan. In New York City, a residential development that includes 20% affordable housing qualifies the developer for a density bonus: the building can exceed the maximum floor to area ratio with an increase of 1.25 square feet for every 1 square foot of affordable housing, up to the maximum allowed with the bonus. Subsequent height and setbacks must still honor limits of the area. To qualify for the density bonus, developments must be within high density residential zoning. Affordable housing is specified as families earning 80% or less of the average median income (AMI). Affordability is required to be permanent.

Rezoning can allow for variations on how inclusionary zoning is utilized. For example, the Hudson Yards rezoning allows for inclusion of moderate- and middle- income households to qualify developers for density bonuses. Developers also have the option to take advantage of a density bonus and construct the affordable housing component off-site from their development, but within the same community district or within half of a mile.

The Department of Housing Preservation and Development and the New York State Housing Finance Agency are responsible for inclusionary zoning.

Low-Income Affordable Marketplace Program, LAMP

CB1 Data:
60 affordable housing units
in two buildings

HDC established the Low-Income Marketplace Program (LAMP) in 2003. LAMP creates low-income housing through tax-exempt bond financing of first mortgages and HDC-financed second mortgages at below market interest. Developments automatically qualify for Low-Income Housing Tax Credits. Eligibility requires all units in the housing development to be available to residents earning 60% AMI or less.

Additionally, 20% of the units must be either:

For households earning at or below 40% AMI

OR

For homeless households, accessible through Section 8 Vouchers, with rent set for residents at 60% AMI

Developments must include at least 50 units, and can be new, rehabilitation or conversion. Tenants are allowed to pay up to 35% of their income for rent.

Since LAMP is an HDC program, Community Board area residents are prioritized for 50% of the units. Additional preferences include 5% of units for mobility-impaired persons, 2% for vision- or hearing-impaired persons, and 5% for municipal employees.

Affordability is mandated for the length of the mortgage, typically 30 years.

LAMP apartment leases are recertified annually. If, for any reason, tenant income moves over the limit, the tenant will not be forced to move, but the rent will be adjusted accordingly.

New Housing Opportunities, New HOP

CB1 Data:
44 affordable housing units
in one building

The New York City Housing Development Corporation (HDC) created New HOP in 1998. The program creates middle-income housing through taxable bond financing of first mortgages and HDC financed second mortgages, both at below market interest rates. Eligibility requires all units in the housing development to have rents set at 30% of no more than 130% of AMI. However, tenants can pay up to 35% of their income.

The amount of financing a development qualifies for is determined by its level of affordability, so developers have incentive to include units based on low-income. Currently, developments must include at least 50 units, and can be new construction, or rehabilitation or conversion of buildings.

New HOP allows the following variances in tenant qualification:

Residents who earn up to 100% of AMI qualify for rental housing priced for someone earning 80% of AMI

Residents who earn up to 130% ofAMI qualify for rental housing priced for

someone earning 100% AMI

Residents who earn up to 175% AMI qualify for rental housing priced for someone earning 130% AMI

After occupancy, rent increases are regulated by rent stabilization guidelines. Since LAMP is an HDC program, Community Board area residents are prioritized for 50% of the units. Additional preferences include 5% of units for mobility-impaired persons, 2% for vision- or hearing-impaired persons, and 5% for municipal employees.

"My husband and I have no idea what's going to happen in 2020 when this bond is paid off and these apartments go market. Do we all just get thrown out on the street with no place to go? A number of people here like my husband and I will be seniors by then and have no idea if we will still have jobs. What's the story about this: does anyone know?" – CB1 area affordable rental resident

421-a, 421-g

The 421a and 421g programs are two of the largest rent-stabilized housing programs in the city. The main distinction between these two programs is that 421a relates to new construction and 421g relates to office-residential conversions. Both provide tax exemptions to developers who qualify through the specific requirements.

421a As per a 2006 local law, within the "geographic exclusion area," which includes all of Manhattan and portions of the outer boroughs, developments that wish to participate in the 421a program must also provide ***20% affordable housing*** or be receiving government assistance in exchange for 421 tax benefits. Buildings must also have a minimum of four units to qualify for the 421a program.

The 2006 local law further mandates a community board preference for these affordable housing units created – residents of the community board in which the building receiving benefits is located must have priority for purchase or rental of 50% of the affordable units when initial occupancy is offered. The rent stabilization and affordability is required to be preserved for 35 years even if the tenant changes. Stabilization continues for tenants until the first lease expiration after the 35 year period ends. The deregulation then must be preceded by prominent notice in leases.

421g The 421g program offers 14 years of partial tax exemptions and abatements for buildings converted from non-residential to residential use.

Liberty Bond Financing

CB1 Data:
115 affordable housing units
in eight buildings

The federal Job Creation and Worker Assistance Act of 2002 was designed to support, rebuild and strengthen Lower Manhattan after the attack of 9/11. One section of the Act enabled state and city issuance of $8 billion in tax-exempt bonds to finance new construction, rehabilitation or conversion. Liberty Bonds were to be used primarily in the "Liberty Zone," defined as the area located on or south of Canal Street, East Broadway (east of its intersection with Canal Street), or Grand Street (east of its intersection with East Broadway). Up to $1.6 billion in Liberty Bonds was earmarked for residential development, to be allocated by one state and one city agency. The NYC Housing Development Corporation (HDC) became the city issuer of these bonds, and the New York State Housing Finance Agency (HFA) became the state issuer.

New York State and City attempted to increase affordable housing stock with eligibility requirements for financing with residential Liberty Bonds. The state and city issuers approached this differently. HDC required a 3% fee on the amount of financing, to go toward creating affordable housing in NYC outside CB1 area (see *Liberty Bond Fees*, page 25). HFA required 5% of the units in financed developments to be affordable to residents earning 150% of AMI. In application, residential developments financed with Liberty Bonds through HFA created affordable housing units in CB1.

Residential Liberty Bonds created a total of 5,679 housing units, of which 2% are affordable housing units. The duration of affordability is the greater of 15 years from the date of initial occupancy, or the date that the bonds are no longer outstanding. HFA monitors the Liberty Bond projects for affordability compliance.

- **Other Affordable Housing Programs in CB1 Area**

Section 202, Supportive Housing for the Elderly Program

CB1 Data:
338 affordable housing units
in two developments

Section 202, established in 1959, allocates federal subsidies to developers for the creation of rental housing for elderly residents. In addition, Section 202 provides rental assistance to ensure the stability of the development and the security of the very low-income

tenants. This program is the main source of federally subsidized housing for seniors. Currently there are 170 Section 202 projects in New York City, 2 of them in CB1.

Section 202 apartments are available to households in which at least one person is over 62 years old. In NYC, the qualification of 'very low-income' translates into:

Individual: maximum income of $ 22,000
Household of 2: maximum income of $ 25,100

Tenants pay 30% of their income, and the federal rental assistance covers the difference between that amount and the fair market rent. Developments consist of studios and one-bedroom units, and most set aside 5% to10% of units for disabled residents.

Residential developments created through Section 202 are also eligible for federal funding for provision of services on-site, including amenities such as meals, transportation, housekeeping and medical maintenance through the federal programs of Congregate Housing, Multi-Family Housing Services Coordinators, and Assisted Living Conversion.

To to qualify for the funding, developers must be a non-profit organization, or a for-profit partnership with a non-profit sole general partner. Funding is allocated through HUD on the condition that rental housing be available to very low-income elderly residents for at least 40 years.

Section 8 Enhanced Vouchers

CB1 Data:
Residents in approximately **600 affordable housing units**
At Independence Plaza North

The Housing and Community Development Act of 1974 established this national rental voucher program to be planned and distributed by local housing authorities. Applicants qualify by earning less than 80% of AMI, and tenancy is allocated based on a system of priorities referred to as *Working Families and Need Based preferences*. Through this system, people experiencing the greater needs or barriers are given preference. 75% of all vouchers issued annually are designated for residents earning less than 30% of AMI. The rental subsidy of a voucher is set at the difference between 30% of the tenant's income and the fair market rent determined by HUD.

The success of tenants in finding housing through vouchers, when available, varies from city to city. NYC has had one of the lowest success rates in the nation (57% in the year 2000). This outcome is probably due to the housing shortage in NYC, and the fact that it

wasn't until 2008 that owners were forbidden by law to discriminate against tenants who use Section 8 vouchers. Despite issues, Housing Choice Vouchers is the largest federal low-income housing expenditure.

The New York City Housing Authority (NYCHA) is the primary NYC administrator of these vouchers, but has not processed new applications since December 2009 due to a backlog of residents in need. The NYC Department of Housing Preservation and Development (HPD) administers a small amount of vouchers for special cases, often involving buildings within HPD's jurisdiction, and mostly assisting homeless households, tenants displaced by renovation, or tenants experiencing extreme financial burden.

"In the 1980s, my parents told me about this unit, which was under the Mitchell-Lama program. They put in an application for me. Within the complex, we have a nice community that bonded after 9/11. I have a good support system here and it would be hard to start over somewhere else." – IPN resident

The vouchers currently in use in CB1 are another special circumstance of voucher allocation. When developments opt-out of Section 8 or Mitchell-Lama, HPD can issue Section 8 Enhanced Vouchers ("Sticky Vouchers") to the tenants of the building to protect the affordability of the units for residents. These vouchers have higher income limits than standard Section 8 vouchers. After Independence Plaza North (IPN) in TriBeCa opted out of the Mitchell-Lama program in 2004, residents in over 600 units began accessing these vouchers. The vouchers require residents to pay 30% of their income for rent with the rest of the rent covered by federal funding. Requalification occurs every year. Problems during requalification at IPN have brought numerous evictions.

Mitchell-Lama Housing

CB1 Data:

Southbridge Towers (Independence Plaza North opted out in 2004)

In 1955, New York State passed a bill to finance middle-income housing through city bonds. The housing took its name from its sponsors, State Senator Mitchell and Assemblyperson Lama, and included rental housing and limited equity cooperatives for qualifying home buyers. The rental housing was mandated to remain affordable for 20 years, when building owners can opt out of the program by paying off the mortgage. As federally subsidized housing construction slowed down, protection of the existing affordable housing stock became a priority. The Mitchell-Lama Preservation Program

was developed by the New York City Housing Development Corporation (HDC) in an effort to retain this type of affordable housing in the city.,

Currently, in NYC there are 97 Mitchell-Lama housing developments (including limited equity cooperatives), with over 44,600 apartment units. HDC maintains the preservation program, while the New York City Department of Housing and Preservation Department (HPD) is charged with oversight of building management and supervision of waiting lists for the majority of the developments. The U.S. Department of Housing and Urban Development (HUD) co-supervises 19 of the developments, specifically where direct federal subsidies are involved.

III. Lower Manhattan Funds Allocated for Affordable Housing

- **The Battery Park City Authority (BPCA)**

Battery Park City was originally planned to have a division of 20% low-, 60% middle-, and 20% upper-income tenants. Currently, most rental units in the area are luxury at market rate, or stabilized at near market rate.

In January 2010, the Battery Park City Authority (BPCA), the state-created public benefit corporation that owns and manages Battery Park City, signed an agreement with NYC to distribute excess revenues of $200 million to a city 421-a affordable housing fund. None of these funds have been designated for the CB1 area.

- **The Lower Manhattan Development Corporation (LMDC)**

Charged with the allocation of over $2.8 billion of federal funds earmarked for the rebuilding of lower Manhattan after 9/11, the LMDC has so far allocated $50 million for affordable housing projects. These include:

Chinatown/Lower East Side Acquisition

LMDC allocated $16 million for the preservation and rehabilitation of over 160 units through the Chinatown/Lower East Side Acquisition and Preservation Program (Chinatown/LES Program), an HPD-administered program, establishing housing that is permanently affordable under rent stabilization. The program focuses on the acquisition of mid-size buildings (15 to 40 units) that currently have all or a portion of the units under rent stabilization, where average rents are under $1,000 to benefit households whose income is up to 80% of AMI.

89 Murray Street, TriBeCa

LMDC assisted in the establishment of a new mixed-use development project that includes mixed-income residential rental units. HDC administered the Mixed Income Program: of the total 162 units in the residential rental component, 85 are market rate units, 44 middle-income units serving households below 175% of AMI, and 33 are low-income units serving households at or below 50% of AMI.

Masaryk Towers

LMDC allocated $6 million for the rehabilitation of Masaryk Towers, a 1,110-unit Mitchell-Lama development located on Columbia Street on the Lower East Side. This cooperative development primarily consists of low-income tenants, where more than half of the shareholders qualify for Section 8 vouchers. Moreover, based upon an analysis performed in 2000, 45% of the households earned less than 50% of AMI and 65% earned less than 80% of AMI.

Knickerbocker Village

Knickerbocker Village on the Lower East Side, is a 1,584-unit development built in 1934, which consists primarily of low- and middle-income tenants that was allocated approximately $5 million for capital improvements. It is operated by a Limited Dividend Housing Company (Housing Company) under Article IV of the New York State Private Housing Finance Law (Article IV), and supervised by the New York State Division of Housing and Community Renewal (DHCR).

- **Liberty Bond Fees**

Of the $1.6 billion in federally designated for 9/11 recovery residential development Liberty Bonds, half went to the NYC Housing Development Corporation (HDC). HDC collected fees of 3% from developers, to subsidize affordable housing throughout the city. HDC collected additional fees on taxable bond financing for some of the Liberty Bond financed developments. In total, HDC collected $37.4 million in fees from Liberty Bond financed developments. $31 million of this amount was used to create 467 affordable housing units outside the Liberty Zone: six buildings for low- and middle-income tenants in Queens, the Bronx, and East Harlem. The remaining $6 million+ in fees collected from Beekman Tower awaits utilization.

Part 4. References and Resources

I. Regulatory Agreements in the Public Records

In order to receive incentives for inclusion of affordable housing units, a developer enters into a rental agreement contract, and is required to outline marketing and tenant selection plans. These documents are public documents. The table below provides links to these documents for five of the developments in CB 1 area that include affordable rental housing units.

Table 4. Regulatory Agreements

Development	Document	Online Resource
70 Battery Place	Amended and Restated Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/70_Battery_Place_Amended_and_Restated_Regulatory_Agreement.pdf
70 Battery Place	Extended Low-Income Housing Commitment Special Amendatory Agreement with respect to the Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/70_Battery_Place_Amendment_to_Regulatory_Agreement.pdf
70 Battery Place	Marketing Plan	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/70_Battery_Place_Marketing_Plan.pdf
South Cove Plaza	Amended and Restated Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/South_Cove_Plaza_Amended_and_Restated_Regulatory_Agreement.pdf
South Cove Plaza	Marketing and Tenant Selection Plan	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/South_Cove_Plaza_Marketing_and_Tenant_Selection_Plan.pdf
South Cove Plaza	Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/South_Cove_Plaza_Regulatory_Agreement.pdf
Tribeca Park	Amended and Restated Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Tribeca_Park_Amended_and_Restated_Regulatory_Agreement.pdf
Tribeca Park	Amendment to Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Tribeca_Park_Amendment_to_Regulatory_Agreement.pdf
Tribeca Park	Marketing and Tenant Selection Plan	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Tribeca_Park_Marketing_and_Tenant_Selection_Plan.pdf
Tribeca Pointe	Amended and Restated Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Tribeca_Pointe_aka_Tribeca_Landing_Amended_and_Restated_Regulatory_Agreement.pdf
Tribeca Pointe	Marketing and Tenant Selection Plan	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Tribeca_Pointe_Marketing_and_Tenant_Selection_Plan.pdf
Tribeca Pointe	Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Tribeca_Pointe_Regulatory_Agreement.pdf
Worth Street Project	Amendment to Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Worth_Street_Amendment_to_Regulatory_Agreement.pdf
Worth Street Project	Marketing and Tenant Selection Plan	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Worth_Street_Marketing_and_Tenant_Selection_Plan.pdf
Worth Street Project	Regulatory Agreement	http://www.nyc.gov/html/mancb1/downloads/pdf/About_District/SuppDocs/Worth_Street_Regulatory_Agreement.pdf

II. Agency Listing: Where to look for answers

- **Agencies Involved with Affordable Housing in New York City**

New York City Housing Authority (NYCHA)

250 Broadway
New York, NY 10007
212-306-3000
http://www.nyc.gov/html/nycha/html/home/home.shtml

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low- and middle-income residents throughout the five boroughs. To fulfill this mission, NYCHA must preserve its aging housing stock through timely maintenance and modernization of its developments. In addition to public housing, NYCHA administers most of the Section 8 program.

New York City Department of Housing Preservation and Development (HPD)

100 Gold Street
New York, NY 10038
212- 863-6712
http://www.nyc.gov/html/hpd/html/home/home.shtml

The New York City Department of Housing Preservation and Development (HPD) is the largest municipal developer of affordable housing in the nation. Since 1987, HPD has provided over $8.7 billion to support the repair, rehabilitation and new construction of hundreds of thousands of units of housing. HPD protects the existing housing stock and expands housing options for New Yorkers as it strives to improve the availability, affordability, and quality of housing in New York City.

New York City Housing Development Corporation (HDC)

110 William Street
New York, NY 10038
212-227-5500
http://www.nychdc.com/

The New York City Housing Development Corporation (HDC) is the nation's number one issuer of bonds for multi-family affordable housing. Established as a public benefit corporation by the State of New York in 1971, HDC is responsible for financing the creation and preservation of affordable housing within the five boroughs of New York City.

New York State Housing Finance Agency (HFA)

641 Lexington Avenue
New York, NY 10022

212-688-4000
http://www.nyhomes.org/AboutUs/HFA/

HFA's mission is to create and preserve high quality affordable multifamily rental housing that serves communities across the State of New York. HFA offers financing to for-profit and not-for-profit developers to build affordable housing and preserve existing affordable housing, including Mitchell Lama developments.

New York State Division of Housing and Community Renewal (HCR)

25 Beaver Street
New York, NY 10004
212-480-7644
http://www.nyhomes.org/index.htm

New York State Homes and Community Renewal (HCR) consists of all the State's major housing and community renewal agencies, including, The Affordable Housing Corporation, The Division of Housing and Community Renewal, Housing Finance Agency, State of New York Mortgage Agency, Housing Trust Fund Corporation and others.

U.S. Department of Housing and Urban Development (HUD)

New York Regional Office
26 Federal Plaza, Suite 3541
New York, NY 10278-0068
212- 264-8000
http://portal.hud.gov/portal/page/portal/HUD

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes: utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.

New York City Rent Guidelines Board (RGB)

51 Chambers Street, Suite 202
New York, NY 10007
212-385-2934
http://www.housingnyc.com/

The NYC Rent Guidelines Board is mandated to establish rent adjustments for the approximately 1 million dwelling units subject to the city's Rent Stabilization Law. The Board consists of nine members appointed by the mayor, and terms vary from two-four years depending on position. Two members represent tenant interests, two represent owner interests, and the other five represent public interests. The Board holds an annual series of public meetings and hearings to consider research from staff, and testimony

from owners, tenants, advocacy groups and industry experts to decide on hotly contested issues.

- **Agencies and Organizations Involved with New York City Housing Policy Research**

Furman Center for Real Estate and Urban Policy

New York University, Wagner Graduate School of Public Service
295 Lafayette Street
New York, NY 10012-9604
212-998-7400
http://furmancenter.org/

State of New York City's Housing and Neighborhood 2010:
http://furmancenter.org/research/sonychan/2010-report/

Since its founding in 1994, the Furman Center for Real Estate and Urban Policy has become the leading academic research center in NYC devoted to the public policy aspects of land use, real estate development and housing.

Tenants & Neighbors

236 West 27th Street, 4th Floor
New York, NY 10001
212-608-4320
http://www.tenantsandneighbors.org/

Tenants & Neighbors is a grassroots organization that harnesses tenant power to preserve at-risk affordable housing and to strengthen and expand tenants' rights in New York State. Through organizing, education, leadership development, and grassroots mobilization, Tenants & Neighbors is building a strong and unified tenant movement that has the knowledge and power to effect real change.

Community Voices Heard

115 East 106th Street, 3rd Floor
New York, NY 10029
212-860-6001
http://www.cvhaction.org/

An organization with an NYC chapter that researches issues and produces reports with the goal of advocating for low-income residents; a good source of information on public housing issues.

Community Service Society

105 East 22nd Street
New York, NY 10010

212-254-8900
http://www.cssny.org/research/housing/

A policy research organization broadly concerned with poverty, which produces reports on housing issues in New York City.

- **Agencies and Organizations Involved with National Housing Policy Research**

National Low-Income Housing Coalition (NLIHC)

727 15th Street NW, 6th Floor
Washington, D.C. 20005
202-662-1530
http://www.nlihc.org/template/index.cfm

The National Low-Income Housing Coalition is dedicated solely to achieving socially just public policy that assures people with low-income in the United States have affordable and decent homes. Among their research is a publication on the importance of a preservation catalog for affordable housing preservation.

National Housing Conference and Center for Housing Policy

1900 M Street, NW
Suite 200
Washington, DC 20036
202-466-2121
http://www.nhc.org/contact.html

This organization is a non-profit involved in U.S. housing policy research and advocacy since 1931.

Joint Center for Housing Studies

Harvard University
1033 Massachusetts Avenue
Cambridge, MA 02138
http://www.jchs.harvard.edu/

Research and reports include the annual *State of the Nation's Housing*, and *America's Rental Housing Challenges*.

Center on Budget and Policy Priorities

820 First Street, NE, Suite 510
Washington, DC 20002
202-408-1080
http://www.cbpp.org/research/index.cfm?fa=topic&id=33

The Center conducts research and analysis to help shape public debates over proposed budget and tax policies and to help ensure that policymakers consider the needs of low-

income families and individuals in these debates.

Glossary of Acronyms, Abbreviations and Terms

Acronyms and Abbreviations

AMI	Area Median Income
BPCA	Battery Park City Authority
CB1	Manhattan Community Board 1
DHCR	New York State Division of Housing and Community Renewal
HDC	New York City Housing Development Corporation
HFA	New York State Housing Finance Agency
HPD	New York City Department of Housing Preservation and Development
HUD	U.S. Department of Housing and Urban Development
IPN	Independence Plaza North
LAMP	Low-Income Affordable Marketplace Program
LIHTC	Low-Income Housing Tax Credit
LMDC	Lower Manhattan Development Corporation
New HOP	New Housing Opportunities
NYC	New York City
NYCHA	New York City Housing Authority

General Terms

80/20	80/20 housing refers to a government -mandated ratio of "market" rate to "affordable" units within a building that has accepted certain tax-exemptions.
Area Median Income	The median income of residents in an area. In this report, it usually refers to the median income of New York City residents
Cooperative or Co-op	A building owned and governed by a group of shareholders who also live in the building.
Deregulation/De control	Occurs when buildings or units in an affordable housing program are taken out of the program. The rents in these buildings are no longer subject to government regulation.
High Rent/High-Income Decontrol	Occurs when a tenant's high income or rent increased rent put a rent-regulated unit in a category that allows the landlord to remove it from an affordable housing program. .
Legal rent	The rent a landlord can legally charge for a rent-stabilized unit. This rate is registered with the New York State Division of Housing and Community Renewal. The landlord may choose to rent a unit for less than the legal rent (see *preferential rent*).
Liberty Bonds	Tax-free federal loans issued after the 9/11 terrorist attacks to developers of

	residential buildings in Lower Manhattan. The loans were accompanied by a requirement to reserve 5% of units in the new buildings for middle-income tenants.
Limited Equity Cooperative	A residential development in which occupants own their apartments, and is often a means of affordable ownership through income and resale restrictions usually set by the cooperative board.
Loft	A large open space (though it may be subdivided), usually in buildings that were formerly industrial or commercial but have been converted for residential or other use.
Loft Law	A law that placed regulation of loft buildings meeting specific criteria (and protection of the tenants) under the NYC Loft Board. Sometimes the extensions and accompanying executive orders are referred to collectively with the loft law as "loft laws."
Market Rate / Rent	An unregulated rent set by the landlord or building owner. May also refer more generally to the highest price at which an apartment might rent were it unregulated.
Mixed Income	A residential development that includes tenants of different incomes, usually through the implementation of an affordable housing program which requires a portion of low- or middle-income tenants, with the rest of the development being market rate units.
Mixed Use	A building that consists of multiple uses, such as residential, commercial and industrial.
Multi-Family Housing	A building designed for occupation by more than one family.
Preferential Rent	The rate at which a landlord may choose to rent a rent-regulated apartment. This rent would be lower than the legal rent (see *legal rent*).
Public Housing	Affordable housing funded by the federal government, and administered by local public housing authorities.
Rent Control	Refers to apartments that operate under fixed price ceilings. The landlord is limited from charging the tenant for rent above a certain price for the duration of a tenant's occupancy and is also subject to government requirements to provide certain services and protections.
Rent Stabilization	Rent increases on apartments that are rent stabilized are subject to regulation by the Rent Guidelines Board. Landlords are also required to provide tenants with certain services and protections.
Vacancy Decontrol	This occurs when a rent-regulated apartment unit or Rent Control becomes vacant, allowing the landlord to take the unit out of the affordable program and raise the rent to market rate.

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