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**HPD COMMISSIONER BEEN ANNOUNCES NEW DEVELOPMENT PROGRAMS TO SPUR AFFORDABLE RENTAL AND HOMEOWNERSHIP OPPORTUNITIES ON SMALL UNDER-USED SITES**

*The New Infill Homeownership Opportunities Program (NIHOP) and the Neighborhood Construction Program (NCP) Deliver on Key Commitments of Mayor de Blasio's Housing New York Plan*

*Request for Qualifications to Focus on the Development of Small Infill Public and Private Sites and Encourage Participation by Local Non-Profits and Community Development Corporations*

New York City Department of Housing Preservation and Development (HPD) Commissioner Vicki Been announced today that the agency is rolling out two new affordable housing programs that are designed to capitalize on small under-used sites to create affordable rental and homeownership opportunities for hardworking New Yorkers. With the launch of the Request for Qualifications (RFQ) for the New Infill Homeownership Opportunities Program (NIHOP) and the Neighborhood Construction Program (NCP), HPD continues to deliver on key commitments of the Mayor's Housing New York plan to maximize resources and encourage neighborhood focused development. It is also anticipated that these programs will help encourage the development of capacity among smaller developers with a particular focus on local non-profits and Community Development Corporations (CDCs).

Mayor Bill de Blasio's *Housing New York: A Five-Borough, 10-Year Housing Plan* aims to create and preserve 200,000 units of affordable housing over the next ten years. The most comprehensive affordable housing plan in the City's history and largest municipal housing plan in the nation, its goal is to help address New York City's affordability crisis by reaching more than half a million New Yorkers ranging from those with very low incomes to those in the middle-class, all of whom face ever-rising rents.

**HPD Commissioner Vicki Been** stated: "NIHOP and NCP will encourage the development of new small rental and homeownership affordable housing opportunities for low-, middle-, and moderate-income New Yorkers. These new programs will be an invaluable resource to find productive use of small sites scattered throughout the City of New York as promised in Mayor Bill de Blasio's Housing New York plan."

There is an unrelenting demand for housing in New York City, and there are still numerous vacant and underdeveloped parcels of land scattered throughout the boroughs that remain untapped resources. Many of these are small infill sites that have been considered difficult to develop under traditional programs. Through NIHOP and NCP the City will encourage development by aggregating these sites and targeting qualified developers, local non-profits, and local CDCs to participate in the program. These new programs will also help promote growth and economic opportunity within communities by providing opportunities for these local development organizations to build their experience and capacity.

The New Infill Homeownership Opportunities Program (NIHOP) is designed to expand opportunities for affordable homeownership in new one- to four-family homes and affordable condominiums and cooperatives at 15 units or less. Generally, one third of the units in each project will be required to be affordable to low-income households. Additional tiers of affordability will be encouraged for moderate- and middle-income households.

The Neighborhood Construction Program (NCP) is designed aggregate sites to develop affordable rental housing of up to 30 units in order to achieve economies of scale in the remediation, development, financing and operation of scattered infill lots for rental housing.

The current applicable development sites located in Brooklyn, Manhattan, Queens, and the Bronx in the following neighborhoods:

**Brooklyn:** Brownsville, Bedford-Stuyvesant, East New York, Bushwick, and Williamsburg

**Manhattan:** Harlem, and the Lower East Side

**Queens:** Jamaica, and Edgemere/Hammels

**Bronx:** Morrisania/Tremont, Melrose, and Morris Heights

Candidates responding to the NIHOP/NCP RFQ will be assessed on a number of criteria including the ability to secure financing as well as experience and capacity required develop, maintain, and manage projects of a similar size in a RFQ Neighborhood or neighborhoods with similar characteristics.

The RFQ deadline will be February 19, 2015. HPD will review submissions through the Spring of 2015 and anticipates finalizing the selected sponsor's list by Summer 2015. For more information and to download the NIHOP/NCP RFQ, please visit the [HPD website](#).

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

HPD is the nation's largest municipal housing preservation and development agency. Its mission is to promote quality housing and viable neighborhoods for New Yorkers through education, outreach, loan and development programs, and enforcement of housing quality standards. HPD is tasked with fulfilling Mayor de Blasio's Housing New York: A Five-Borough Ten-Year Plan to build and preserve 200,000 affordable units for New Yorkers at the very lowest incomes to those in the middle class. For more information visit [www.nyc.gov/hpd](http://www.nyc.gov/hpd) and for regular updates on HPD news and services, connect with us via [www.facebook.com/nychpd](https://www.facebook.com/nychpd) and [www.twitter.com/nychousing](https://www.twitter.com/nychousing)