CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

Resolution for Low-Income Affordable Housing in Community District 10

WHEREAS the City of New York is expected to grow to 9 million residents by the year 2030, adding 1 million more people than it had in 2005[1]; and

WHEREAS Harlem's rich history and culture, together with its accessibility to public transit and neighborhood amenities make it an attractive destination for many new residents, as evidenced by a population increase of 8% between the years 2000 and 2010[2]; and

WHEREAS New York City already faces a permanent crisis of affordable housing which threatens low-income residents with displacement from their homes and their community; and

WHEREAS Community Board 10 has repeatedly heard from residents of the District that the high and escalating cost of housing is a major concern; and

WHEREAS Community District 10 has a poverty rate of 22.5%, which is higher than the poverty rate citywide[3]; and

WHEREAS 47% of households in Community District 10 pay over 30% of their income in rent and are therefore considered to be rent-burdened[4]; and

WHEREAS all major affordable housing programs set rents based on the federal Department of Housing and Urban Development's (HUD) calculations of Area Median Income (AMI), which include much wealthier neighborhoods in the City as well as suburban counties; and

WHEREAS this results in AMI being set at $85,900 for a family of four, when in fact the median income for a family of four in Community District 10 is significantly lower; and

WHEREAS as a result affordable housing programs based on AMI greatly overestimate the income of residents of Community District 10 and price the rents excessively high for many local residents; and

WHEREAS Community District 10 needs affordable housing programs to target the real income levels of the residents of our District; and

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[1] PlaNYC, April 2011 version, available at: http://nytelecom.vo.llnwd.net/o15/agencies/planyc2030/pdf/planyc_2011_planyc_full_report.pdf.
[2] Manhattan Community District 10 profile, available at http://www.nyc.gov/html/dcp/pdf/lucds/mn10profile.pdf.
[3] Center for Economic Opportunity, Poverty Data Tool, available at: http://www.nyc.gov/html/ceo/html/poverty/lookup.shtml.
[4] 2011 American Community Survey 1-year estimates, Household income by gross rent as a percentage of household income in the past 12 months, PUMA5 03803.

WHEREAS such programs should include housing that is affordable to the many residents of the City and our District who earn the minimum wage of just $8 per hour or $16,640 per year for a full-time job; and

WHEREAS Mayor De Blasio's housing plan has promised to create or preserve 200,000 units of affordable housing throughout New York; and

WHEREAS Community Board 10 supports this goal and wants to ensure that these units are priced at levels that are accessible to low-income Harlem residents;

THEREFORE, BE IT RESOLVED that Community Board 10 urges our local, state and federal elected officials to:

1- Introduce legislation to amend affordable housing programs to ensure that they adequately target low-income residents; and

2- Make available the subsidies and incentives that will be necessary to enable developers to build to lower income levels, and to make this a priority in local, state and federal budgets; and

3- Create opportunities for affordable homeownership.

BE IT FURTHER RESOLVED that Community Board 10 is prepared to work with the community and our elected officials to advance this goal.