

Community Board 12, Manhattan (Aging /Housing & Human Services Committees)

A Resolution calling for the creation and preservation of affordable accessible housing within Community District 12 Manhattan (Washington Heights and Inwood) that is affordable to its residents

Whereas: On April 5th, 2012 CB12 Manhattan's Aging and Housing & Human Service Committees met with community residents to discuss the lack of affordable housing in our community and,

Whereas: In 2004, Mayor Michael Bloomberg acknowledged New York City was in an affordable housing crisis. His solution was to plan for 165,000 units to be built or preserved and,

Whereas: In 2010, only 1% of housing preservation occurred in CD12 M. The disparity is even greater in new constructions, with only 138 units out of more than 40,000 units built and,

Whereas: The lack of affordable housing in CD12M can be linked to a nearly 9% drop in population over the past decade, the second biggest decrease of any area in the city, forcing friends, families and neighbors to leave their homes and communities, permanently altering the face of our neighborhood and,

Whereas: There may still be hope for those remaining in the area as the Mayor has committed to constructing or preserving another 35,000 affordable units during the remainder of his term and,

Whereas: The Mayor's affordable housing distribution has been grossly uneven, the Department of Housing, Preservation and Development Borough of Manhattan statistics show that from 2004 to 2010, 36,271 affordable housing units were built or preserved with more than two-thirds concentrated in CD9M (East Harlem), CD10 (Central Harlem), or CD1M (Chinatown) each with more than 20% new affordable housing construction while fewer than 1% in CD12M and,

Whereas: There remain many other concerns for the residents in CD12M with rising rents, overcrowding, and the quality of the existing housing stock that compound the problems created by an inadequate investment in housing and,

Whereas: Families of Washington Heights and Inwood spend more of their income on rent than those in East Harlem, Central Harlem, or Chinatown. The median percentage of income paid for housing in CD12M was firmly above the 30% mark that qualifies a household as financially burdened and,

Whereas: the median income in CD12M is 46% below the City average, and 42.3% of CD 12M's residents received some form of income support in the form of cash assistance, SSI or Medicaid in 2009 and,

Whereas: CD12M's area rental vacancy rate is 1.5%, ranking 55th out of the 59 CDs in the five Boroughs. There is simply not enough affordable housing to support the residents of Washington Heights and Inwood and,

Whereas: The physical condition of existing rent regulated housing units is often deplorable with serious housing code violations on the rise in CD 12 M. In 2010, a study found 147.9 "immediately hazardous" violations per 1,000 units of rental housing, a higher rate than East Harlem, Central Harlem and Chinatown combined and,

Whereas: There are a number of viable vacant lots in CD12M that could be developed for affordable housing, and

Whereas: Some sites owned by the City of New York and their potential for development are: 9th Ave. between 202nd-203rd Sts., 140 units; 9th Ave. between 203rd-204th Sts., 140 units; 9th Ave. between 204th-205th Sts., 80 units; 9th Ave. between 203rd-204th Sts., 80 units; 2262 Amsterdam Ave, 50 units; 654 W. 158th St., 180,000 build

able square feet; a development feasibility study for a lot at 172nd St. and Amsterdam Ave.(adjacent to Highbridge Park) found an eight-story building with at least 35 units, a child care and cultural centers could be built and,

Whereas: Privately owned sites include: 3816 9th Ave., 85 units; 465 163rd St., 8,500 square foot vacant lot, 446 & 448 167th St., 83 units; and a three-lot parcel on 167th St in a high-density residential R7-2 zone, could yield 83 units of affordable housing, some of which could serve as supportive housing and,

Whereas: There is no denying that CD12M is desperately in need of more affordable housing, and as more residents are forced to leave by rising rents every year; it brings the urgency of the need into sharp focus; now therefore be it,

Resolved: Community board12 Manhattan call upon Mayor Bloomberg to direct the appropriate City Agencies to focus future affordable and accessible housing construction and preservation in CD12M is comparable to Manhattans CD's 1,9, and 10 and,

Further be it resolved: Community board12 Manhattan calls upon the relevant agencies to use an affordable rent formula based on the average income of CD12M, not the City of New York or borough of Manhattan as a whole.

<u>Aging</u>	<u>HHS</u>	<u>CB12M Members</u>	<u>Public</u>
3	4	2	10
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0	0	0	0