

A night photograph of a city skyline, likely New York City, reflected in a body of water. The skyline features several tall buildings, with one prominent building on the left having a bright star on its roof. The water is dark, and the city lights create a warm, orange glow. Numerous ducks are swimming in the water, their dark silhouettes contrasting with the lighter reflections. The overall atmosphere is serene yet urban.

October 26, 2021

Inwood \ Washington Heights How to Develop Affordable Housing

NYC
Department of
Housing Preservation
& Development

Agenda

01 Inwood Planning Initiative

- Economic Development Corporation

02 Development Process

- Department of Housing Preservation and Development

02 Q & A

01

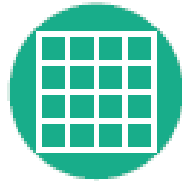
Inwood NYC Planning Initiative

Inwood NYC is a comprehensive plan that ensures that Inwood remains an **affordable, attractive neighborhood for working and immigrant families**.

The Inwood NYC Action Plan commits over **\$200M** in new funding, for parks and open space, transportation, infrastructure, workforce training, education, and more.



Support
Affordable and
Mixed-Income
Housing



Create a
Comprehensive
Zoning
Framework



Improve
Neighborhood
Livability



Invest in
People

To achieve these goals, zoning works hand-in-hand with **public and private investment**

Inwood is ready for **economic growth**

- Access to transportation and transit
- Entrepreneurial fabric
- Existing institutions and large employers
- Large young population who will enter workforce
- Development opportunities through rezoning

Inwood NYC provides **access to opportunity**

- Expands youth access to **education and skill-building** in **growing industries**
- Provides **targeted workforce development** services to help foreign-born New Yorkers, with a focus on **healthcare and tech**
- Encourages commercial and institutional growth, ensuring dedicated space for **job-intensive** uses
- Helps **small businesses thrive** and strengthen commercial corridors



Inwood-Washington Heights Workforce1 Center



NYC Jobs Plan



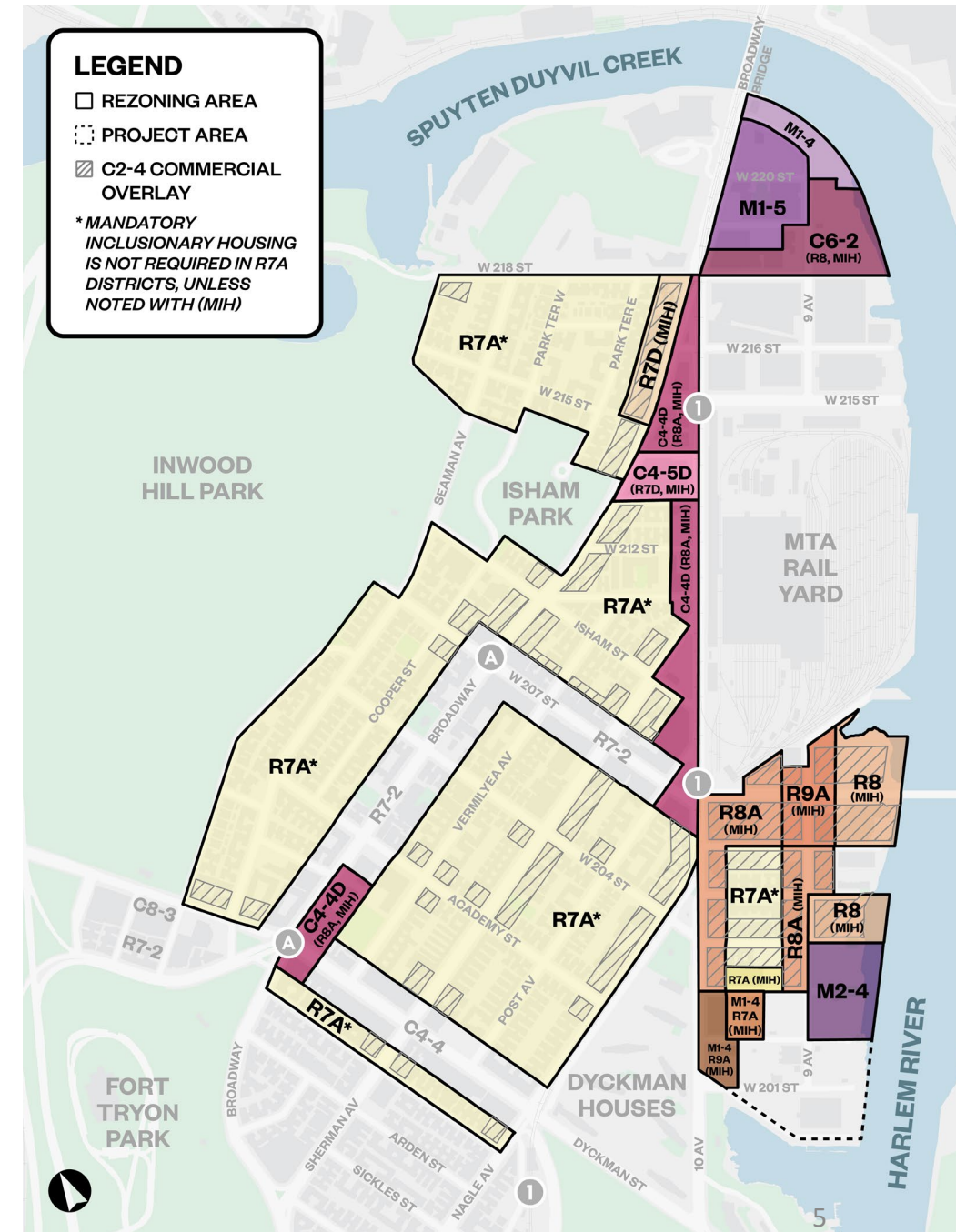
5030 Broadway

Zoning to meet Inwood's housing needs

- Inwood's housing stock is old, and there has been very little new development
- The zoning creates **opportunity for up to ~4,300 new housing units**, with significant opportunities in waterfront areas
- Mandatory Inclusionary Housing to ensure permanently affordable housing where density is increased

Zoning to encourage economic development

- Create opportunities for job-intensive commercial, community facility, and institutional uses to spur economic development
 - Up to **~1.2M SF of commercial use**
 - Up to **~450K SF of community facility space**
- Modified M district in northern most area of the rezoning area
- Mixed-industrial district in Sherman Creek



Accomplishments To-Date

- Broke ground on the Inwood Library (The Eliza), the first affordable housing project in Inwood that will deliver 174 affordable apartments, Universal Pre-K classrooms, community facility space, and a new, modern library branch
- Preserved 1068 units of affordable housing
- Started the design process for two new waterfront open spaces on the Harlem River waterfront
- Made significant improvements to existing streets and parks, including upgrading equipment and lighting at Inwood Hill Park and replacing water main and sanitary sewers in Inwood



Inwood Library STEM Lab rendering



Inwood Library groundbreaking



Future Academy Street Park conceptual sketch

Development Overview

- Developers or owners apply to the City for low-interest loans, tax credits, and other incentives in exchange for building or preserving affordable housing
- Proposals should consider
 - Financial feasibility and site constraints
 - Community needs and local market conditions
 - Overall program, including non-residential uses and community benefits
 - Affordability mix
- Common financing sources include
 - Real estate/property tax incentives (e.g., 420-c, Article XI, J-51)
 - Low Income Housing Tax Credits
 - City and/or State capital subsidies
 - Operating subsidies (Tenant or Project-Based Section 8 or other subsidies)
- Costs, including acquisition, must be reasonable within confines of term sheets

Our term sheets describe the amount of financing offered in exchange for the level and duration of affordability required.

- Maximum subsidy amount from the City
- Required # of units and affordability levels
- Length of affordability requirements
- # or % of certain sized units in a project

New Construction Programs Include:

Rental

- [Extremely Low- and Low-Income Affordability Program \(ELLA\)](#)
- [Mixed Income Program: Mix & Match](#)
- [Neighborhood Construction Program \(NCP\)](#)
- [Senior Affordable Rental Apartments \(SARA\) Program](#)
- [Supportive Housing Loan Program \(SHLP\)](#)

Homeownership

- [Open Door Program](#)

Development Partnerships

- New developers/owners often partner with experienced developers or hire consultants.
- HPD maintains a [list of qualified owner's representatives](#) on its website.
- Consultants and owner's reps assist owners and developers with
 - Project management
 - Planning
 - Financing
 - Construction monitoring
 - Management
- The Manhattan BP's office also put together a [Religious Facilities Task Force](#), which is primarily focused on how religious institutions can leverage their existing property for development.

Consultants help navigate the pre-development process, which includes:

- Iterative budget review and approval
- Design review:
 - [HPD Design Guidelines](#)
- Environmental Review and Approval (Phase 1, CEQR, Hazmat, etc.)
- Sponsor Review
- DOB approvals
- Private financing approvals
- Permitting
- Construction loan closing
- Construction monitoring
- Permanent loan conversion

03 Q and A

Contact Information

Addison Vawters – HPD Neighborhood Planner
vawtersa@hpd.nyc.gov

Felip Cortes – HPD Manhattan Planning, Deputy Director
cortesf@hpd.nyc.gov

James Hull – HPD Manhattan Planning, Borough Planner
hullj@hpd.nyc.gov

Kati Chen – Chief of Staff & Project Manager,
Neighborhood Strategies, Planning Division
kchen@edc.nyc

Links

[Learn More about the Inwood
NYC Planning Initiative](#)

[HPD Term Sheets](#)

[Other ways to partner with
HPD](#)

Appendix

Mandatory Inclusionary Housing (MIH)

During the public review, the City Council can choose to impose one or both of two options:

1. **25%** of housing for households with incomes averaging **\$64,440** (60% AMI)
 - At least **10%** must serve those earning **\$42,960 or below** (40% AMI)
 - Rents could range from **\$836** for a studio (40% AMI) to **\$2,148** for a two-bedroom (80% AMI)

2. **30%** of housing for households with incomes averaging **\$85,920** (80% AMI)
 - Rents could range from **\$1,672** for a studio to **\$2,148** for a two-bedroom

Sample incomes are shown based on a 3-person household and 2021 income limits. MIH rents would be determined based on the income limits in place at the time of project closing, and income limits would be determined by the AMIs effective at the time of project marketing.

Mandatory Inclusionary Housing (MIH)

In addition to the two basic options, the City Council may add one or two other options:

3. **20%** of housing for households with incomes averaging **\$42,960 (40% AMI)**

- Subsidy is allowed only if more housing is provided
- Rents could range from **\$836** for a studio to **\$1,074** for a two-bedroom

4. **30%** of housing for households with incomes averaging **\$123,510 (115% AMI)**

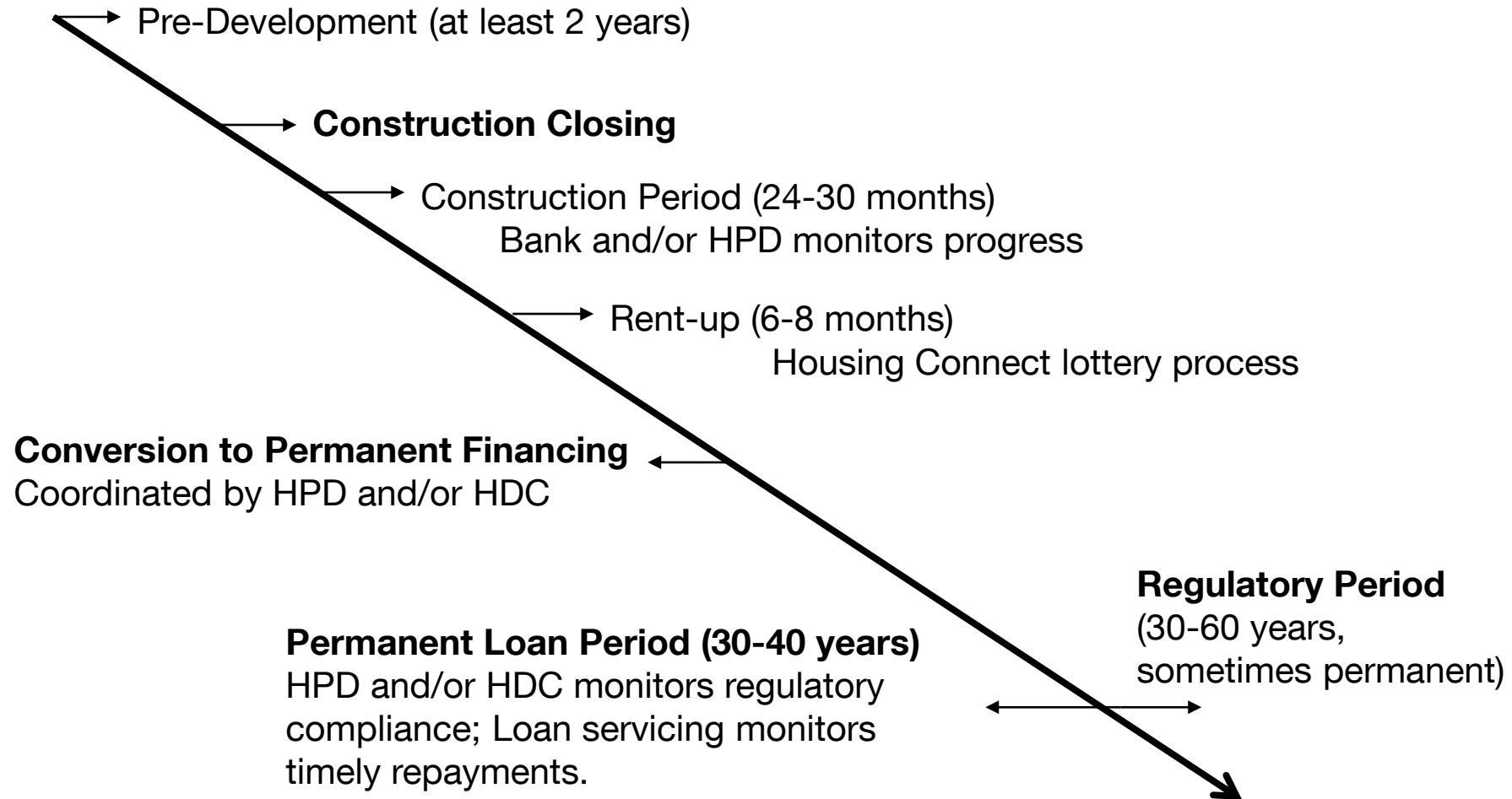
- Requires at least 5% at 70% AMI and 5% at 90% AMI; no subsidy

Mandatory Inclusionary Housing (MIH)

Example MIH Building – Option 1

# of Units	AMI Level	3-person HH Income	Sample 2BR Rent
10	40%	\$42,960	\$1,074
5	60%	\$64,440	\$1,611
10	80%	\$85,920	\$2,148
75	-	-	Market Rent

Sample incomes are shown based on a 3-person household and 2021 income limits. MIH rents would be determined based on the income limits in place at the time of project closing, and income limits would be determined by the AMIs effective at the time of project marketing.

Development Overall Timeline

HPD also awards land to private/nonprofit developers via competitive processes such as a Request for Proposal based on a range of factors, including affordability, responsiveness to community needs, and financial feasibility

[Learn more about our RFEI, RFP, and RFP process](#)

During the planning, design, and construction phases of development, HPD works with developers (for profit and not-for-profit) to ensure that projects are designed and built in keeping with the agency's standards for quality construction, environmental sustainability, and cost containment. In the case of City-owned sites awarded to developers through HPD's RFP process.

Developing with the City on City-owned land

Request for Proposals/Request for Qualifications (Typical process)

- Developers can submit proposals when there is an open request for development proposals on City owned land
- Submissions are reviewed by internal staff and is a competitive process assuring projects meet affordable housing thresholds set by HNY

Sole Source (Rare circumstances)

- Proposed City-owned site is available and unprogrammed
- Adjacent owner has vacant land to combine with City-owned property to maximize affordable housing

**Note: HPD does not sell
property**

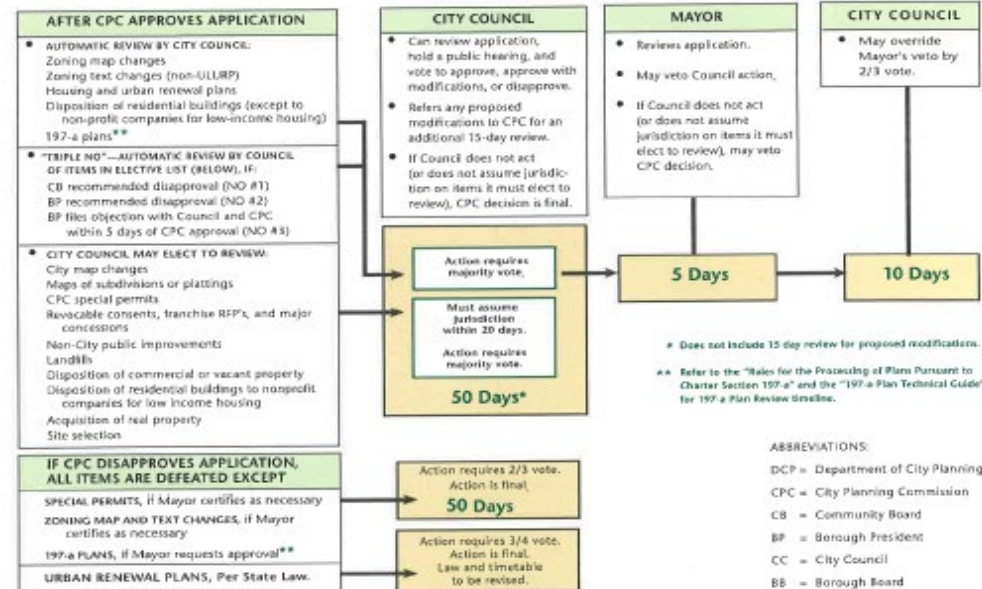
What typically triggers ULURP for HPD projects?

- 1. Change in Zoning Districts**
- 2. Urban Development Action Area (UDAA) Project/Disposition of City-owned Land**
 - 1. State authority that allows HPD to dispose of city-owned Land**
 - 2. New construction of buildings with more than 4 units triggers ULURP**
- 3. Special Permits**
 - 1. Modifies the use, bulk, or parking regulations of a zoning district if certain conditions are met**

7 Month
Process

Uniform Land Use Review Procedure (ULURP)

CITY MAP CHANGES MAPS OF SUBDIVISIONS PLATTINGS ZONING MAP CHANGES CPC SPECIAL PERMITS REVOCABLE CONSENTS FRANCHISE RFP'S MAJOR CONCESSIONS NON-CITY PUBLIC IMPROVEMENTS HOUSING AND URBAN RENEWAL PLANS LANDFILLS DISPOSITION OF REAL PROPERTY ACQUISITION OF REAL PROPERTY SITE SELECTION	DEPARTMENT OF CITY PLANNING Application and Pre-Certification	COMMUNITY BOARD	BOROUGH PRESIDENT and BOROUGH BOARD	CITY PLANNING COMMISSION	SEE FLOW CHART BELOW FOR THE PROCESS FOR CITY COUNCIL AND MAYORAL REVIEW (Charter Section 197-d)
	<ul style="list-style-type: none"> • Receives application and related documents. • Forwards application and documents within 5 days to CB, BP, and CC (and BB, if project affects more than one CB). • Certifies application as complete. 	<ul style="list-style-type: none"> • Notifies public. • Holds public hearing. • Submits recommendation to CPC, BP (and BB). • Can waive rights on franchise RFP's and leases. 	<ul style="list-style-type: none"> • BP submits recommendation to CPC or waives right to do so. • BB (if project affects more than one CB) may hold a public hearing and submit recommendation to CPC or waive right to do so. 	<ul style="list-style-type: none"> • Holds public hearing. • Approves, modifies or disapproves application. • Files approvals and approvals with modifications with City Council. • Disapprovals are final, except for zoning map changes, special permits, and urban renewal plans. 	
PROCESS TAKES	No Specified Time Limit (after 6 months, applicant or BP in some cases, may appeal to CPC for certification).	60 Days	30 Days	60 Days	
Clock = 1 Year					
TOTAL DAYS		60 Days	90 Days	150 Days	

Uniform Land
Use Review
Procedure
(ULURP)

Pre-ULURP & ULURP Process

Pre-ULURP Process (minimum 8 months, usually longer)

1. HPD kick-off meeting
2. Environmental review
3. Architectural/design review
4. Underwriting review
5. DCP certification

ULURP Process (7 months)

1. DCP certification
2. Community board review period
3. Borough President review period
4. City Council approval period
5. Mayoral approval period