

# Affordable Housing Coming to Jersey Street!



April 27, 2023

## New Brighton Civic Presentation

**NYC**  
Department of  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

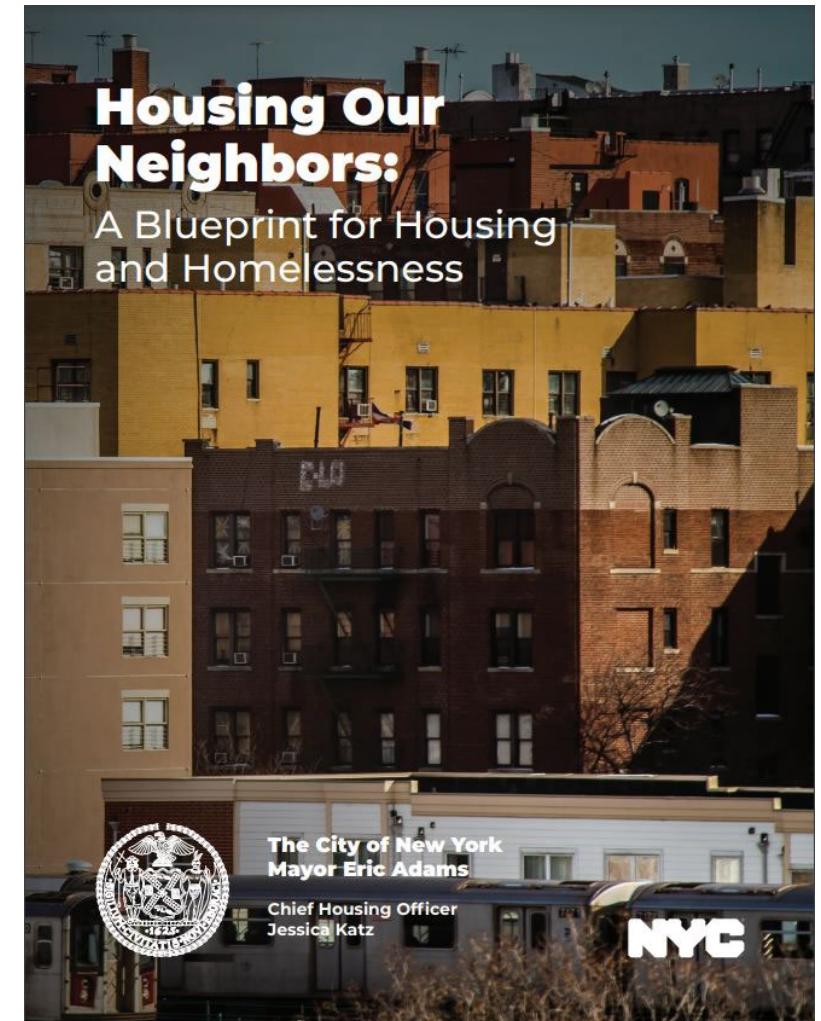


# NYC Housing Preservation and Development

## Planning for Housing in NYC

### **Adams Administration Housing Plan:** *Housing Our Neighbors: A Blueprint for Housing and Homelessness*

1. Transform NYCHA
2. Address Homelessness and Housing Instability
3. Create and Preserve Affordable Housing
4. Improve the Health and Safety of New Yorkers
5. Reduce Administrative Burden



# NYC Housing Preservation and Development

## Our Mission

### 1. Ensure housing quality

- Conducted **738,000** inspections and issued **731,000** housing violations in 2021

### 2. Preserve existing affordable housing and create new affordable housing

- Since 2014: **65,000** new affordable homes financed and **135,000** existing affordable homes preserved

### 3. Engaging New Yorkers to build and sustain neighborhood strength and diversity

- Neighborhood plans
- Education and outreach about housing resources and rights
- RFP engagement for public sites!



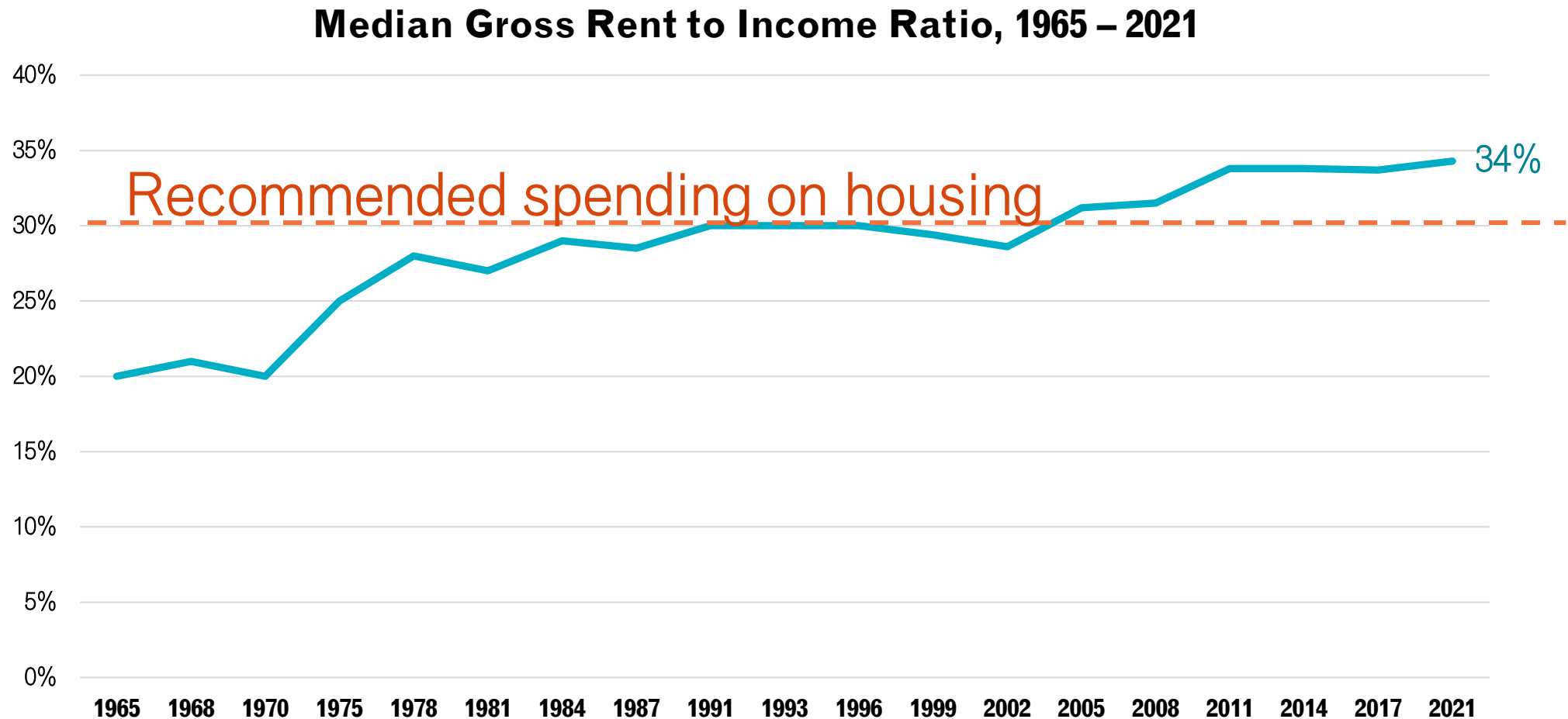


An aerial photograph of a city construction site. In the foreground, a large building is being demolished, with its steel framework exposed and debris scattered around. A yellow excavator is visible on the left side of the demolition site. In the background, a large, modern building with a glass facade is under construction. The sky is clear and blue. The text "Why do we build affordable housing?" is overlaid in white, bold, sans-serif font across the center of the image.

**Why do we build  
affordable housing?**

# Why do we Build Affordable Housing?

## Housing costs are too high



Source: NYC Housing and Vacancy Survey, 1965-2021. US Census Bureau/NYC HPD

# Why do we Build Affordable Housing?

## Housing costs are too high on Staten Island

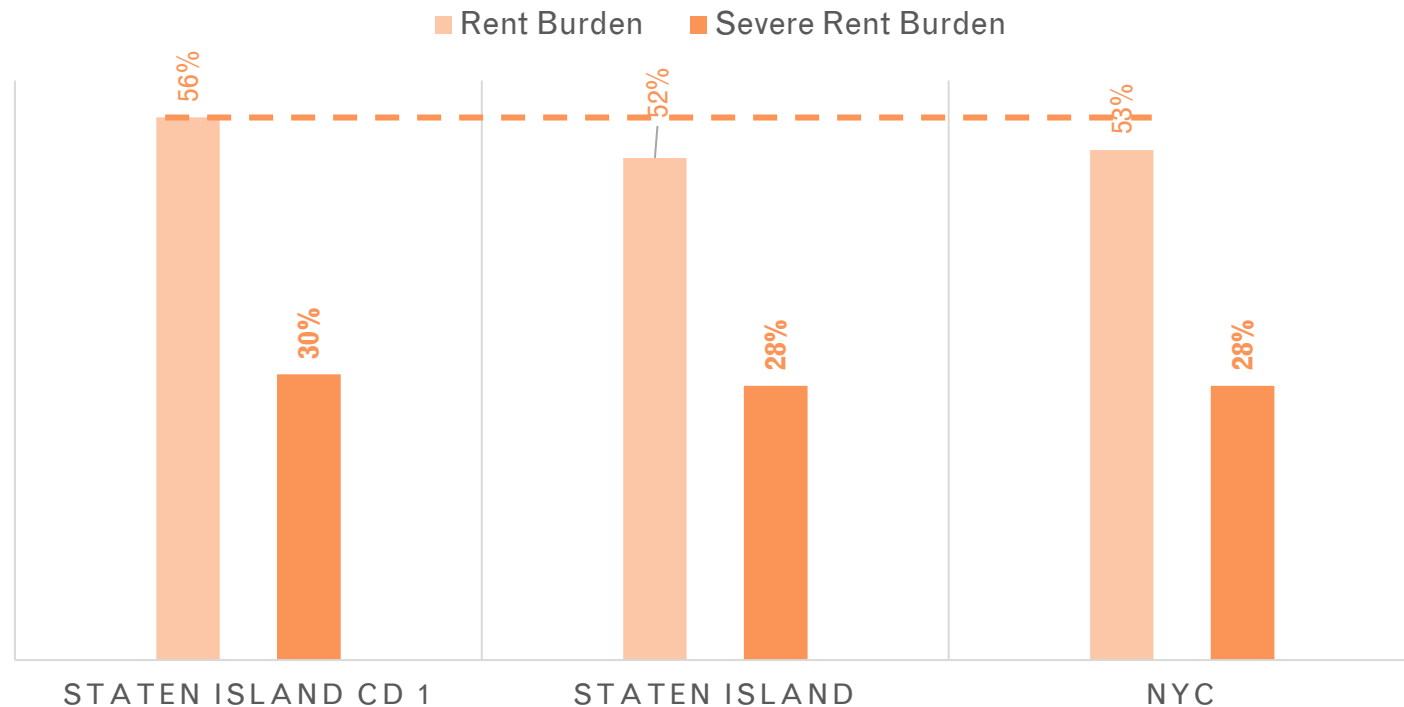


**+50%** of renters on Staten Island's North Shore are **rent burdened**

**~30%** of renters on Staten Island's North Shore are **paying 50% or more of their income on rent**

**!!** Staten Island's North Shore has higher rates of rent burden and severe rent burden than Staten Island and NYC

### RENT BURDEN & SEVERE RENT BURDEN: COMMUNITY DISTRICT, BOROUGH, CITY



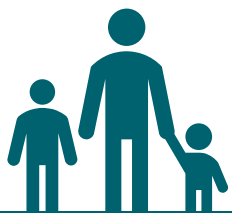
Source: NYC Equitable Development Data Explorer

# Why do we Build Affordable Housing? Housing Costs Are Too High



*A 3-person family seeks housing:*

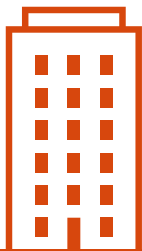
Salary



**\$4,166/month**

*An office worker  
with 2 children  
making  
\$50,000 a year\**

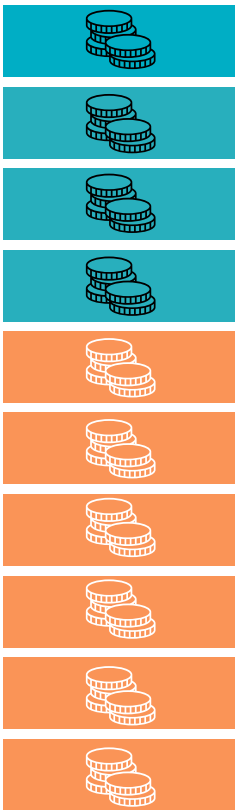
Rent



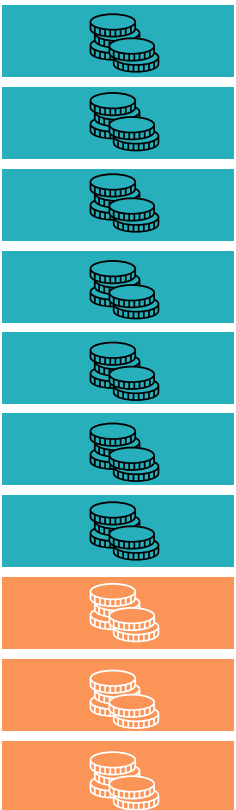
**\$2,451/month**

*Average  
2-bedroom  
apartment  
available in  
NYC*

Remaining  
income:  
**\$1,715**



Family Income  
Spent on Rent



Recommended  
max. rent burden

\*Based on Median household income  
of NYC renters

Source: 2021 New York City Housing and Vacancy Survey  
HUD 2023 Fair Market Rent

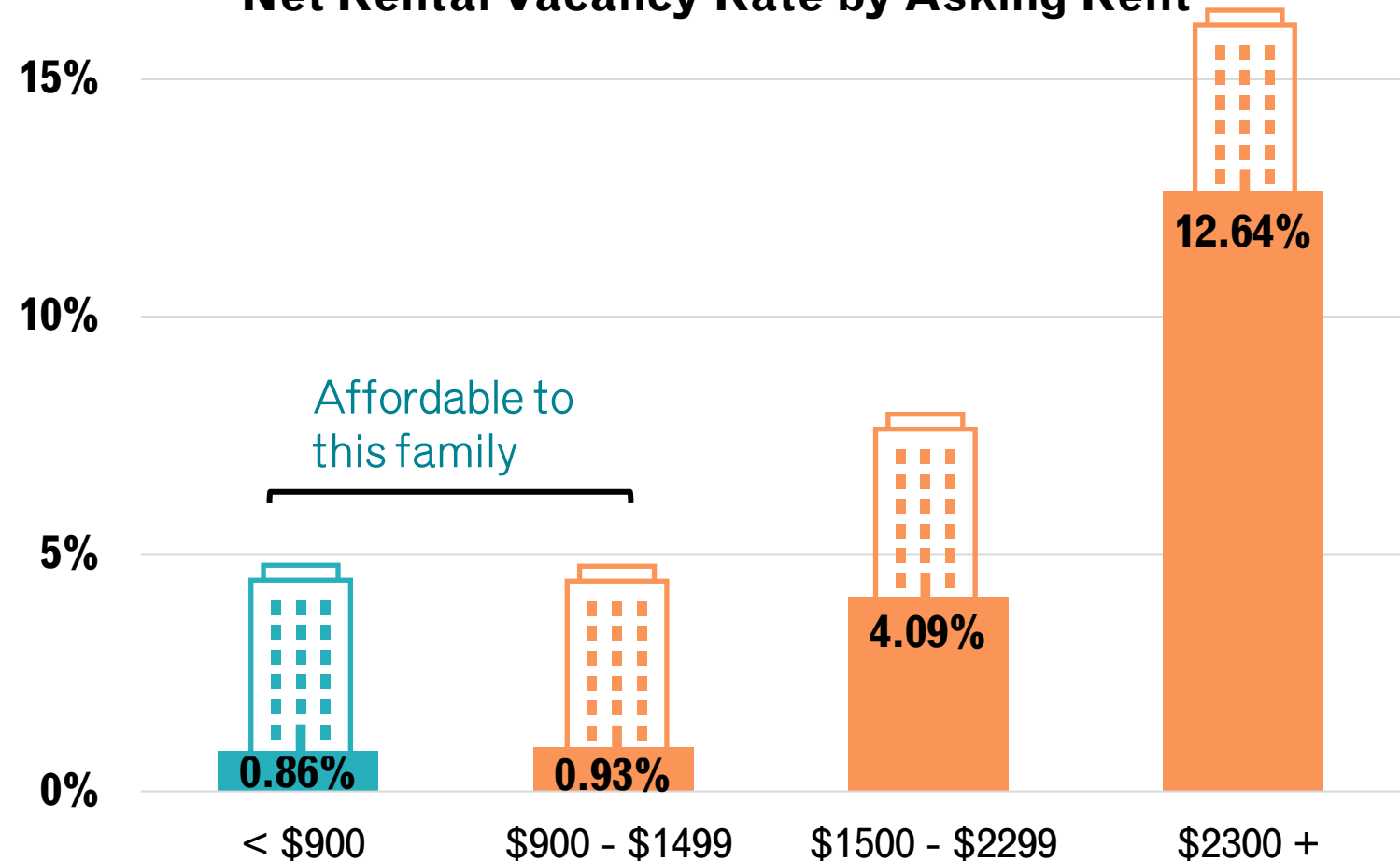
# Why do we Build Affordable Housing? There Are Not Enough Available Homes



**\$ 4,166 /month**

*An office worker with two children*

## Net Rental Vacancy Rate by Asking Rent



Source: NYCHVS, 2021



# Why do we Build Affordable Housing? There Are Not Enough Available Homes

## Growth on Staten Island's North Shore, 2010-2020

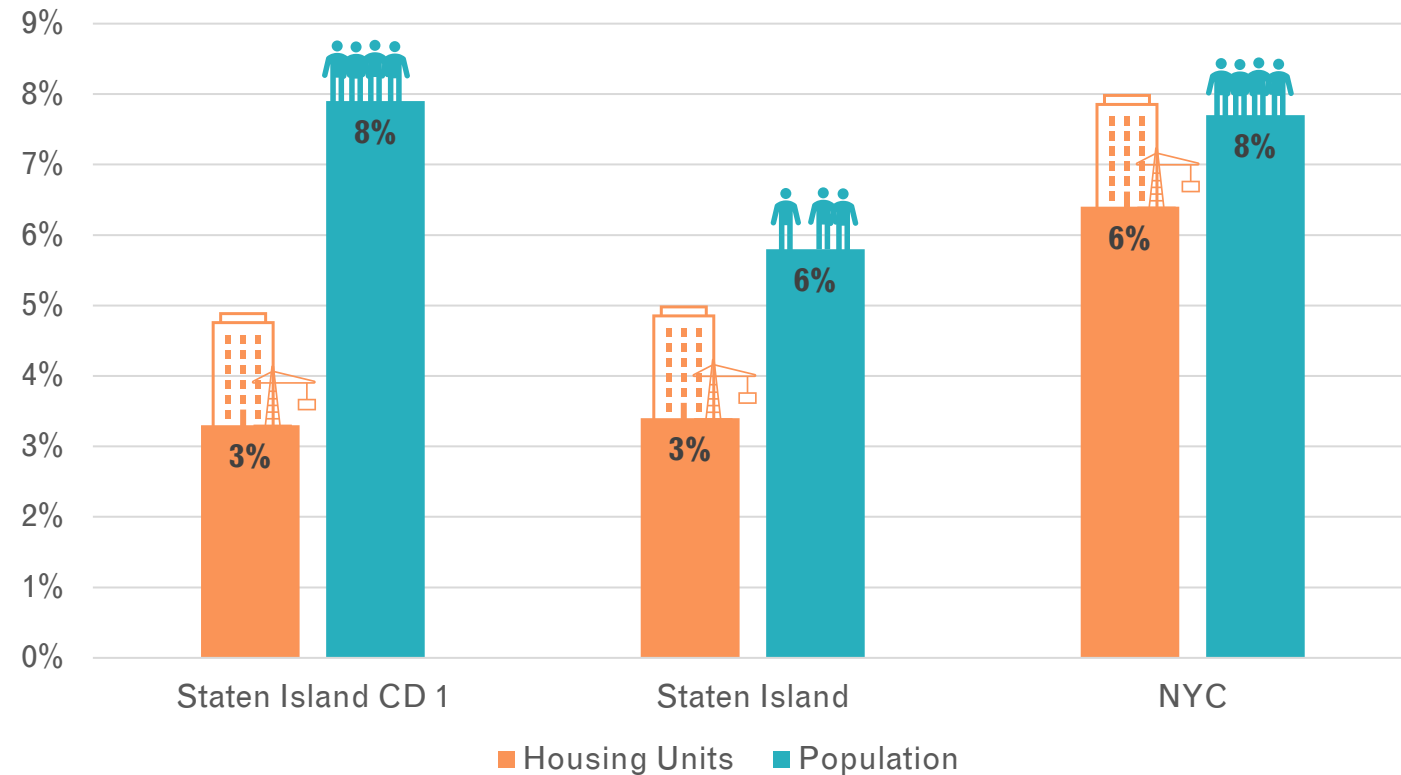
**+3%**  
Housing Units  
Increase



**+8%**  
Population  
Increase



## % Change in Housing vs Population, 2010-2020

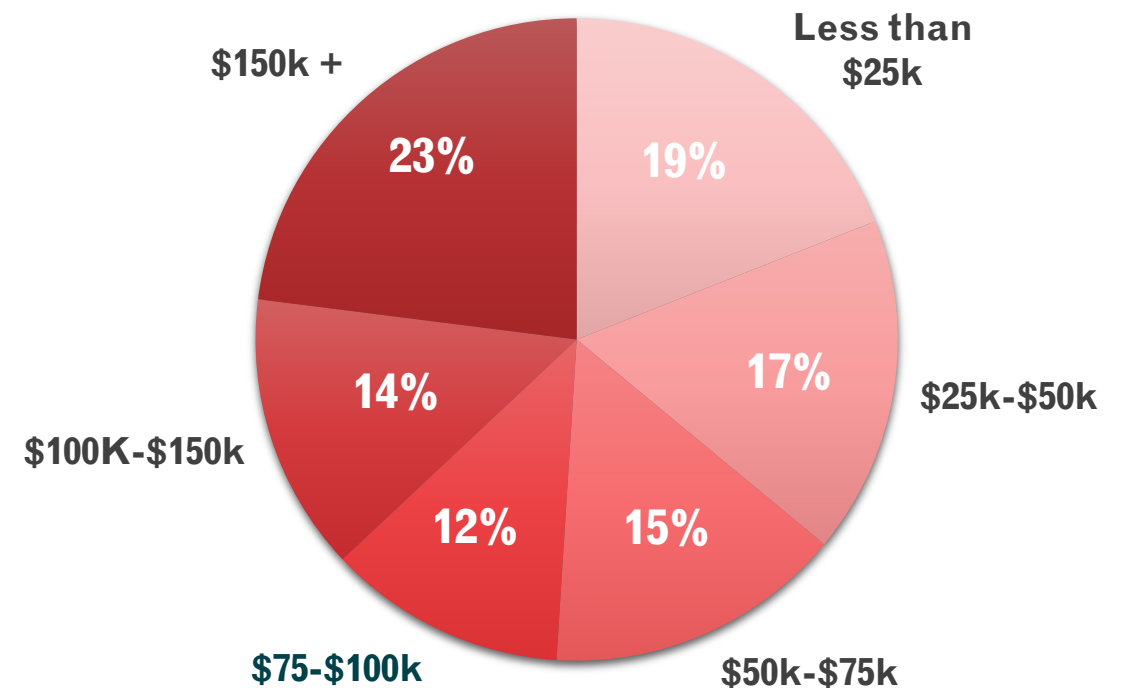


Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

# Incomes in the Community District

- **Staten Island's North Shore has a wide range of household incomes**

Annual Incomes in Staten Island CD 1



Source: "S1901: Income in the past 12 months (in 2021 Inflation-adjusted dollars)." *2021 American Community Survey Five Year Estimates*.  
U.S. Census Bureau



# We Need to Build More Affordable Housing on Staten Island



539  
Jersey  
Street



# New Affordable Housing at Jersey Street Site Description

- **City-owned property currently under Department of Sanitation (DSNY) jurisdiction.**
- **Between St. George, Tompkinsville, and New Brighton.**
- **DSNY will relocate facility to Fresh Kills.**
- **Redevelopment Opportunity:**
  - **Income restricted housing**
  - **New ground floor retail and/or community facility**





# New Affordable Housing at Jersey Street Site History

1900s - **Trolley Depot**

1920s - **Bus Depot**

1950s - **DSNY Garage**



# New Affordable Housing at Jersey Street

## Previous Planning Efforts

- **City Council approval for this site as part of 2019 Bay Street Rezoning**
- **Bay Street Points of Agreement:**
  - Approx. 223 units affordable housing
  - 90+ senior units
  - >25% of units reserved for Very Low and Extremely Low-income households
  - Community-serving ground floor uses
- **CB1 and BP Oddo approved/ recommended with conditions**





# New Affordable Housing at Jersey Street

## 2019 Bay Street Corridor Presentation



**FOR ILLUSTRATIVE  
PURPOSES ONLY**

# New Affordable Housing at Jersey Street

## Request For Proposals Process





# New Affordable Housing at Jersey Street

## Next Steps

In-Person & Virtual Workshops	Attend New Brighton Civic	Questionnaire and Commenting Period Close	Community Visioning Report Release	CB1 Report Back Meeting	RFP Release!
April 4, 2023 April 25, 2023	April 27, 2023	May 1, 2023  Questionnaire and Public Comments Map can be accessed through the project website.	May-June 2023  Summary of community engagement.	June 2023  Walk through the report and discuss next steps.	Summer 2023

### Tabling:

St. George NYPL  
St. George Greenmarket  
Car-Free Earth Day  
HPD Outreach Van next to the site

[www.nyc.gov/jersey-street-rfp](http://www.nyc.gov/jersey-street-rfp)

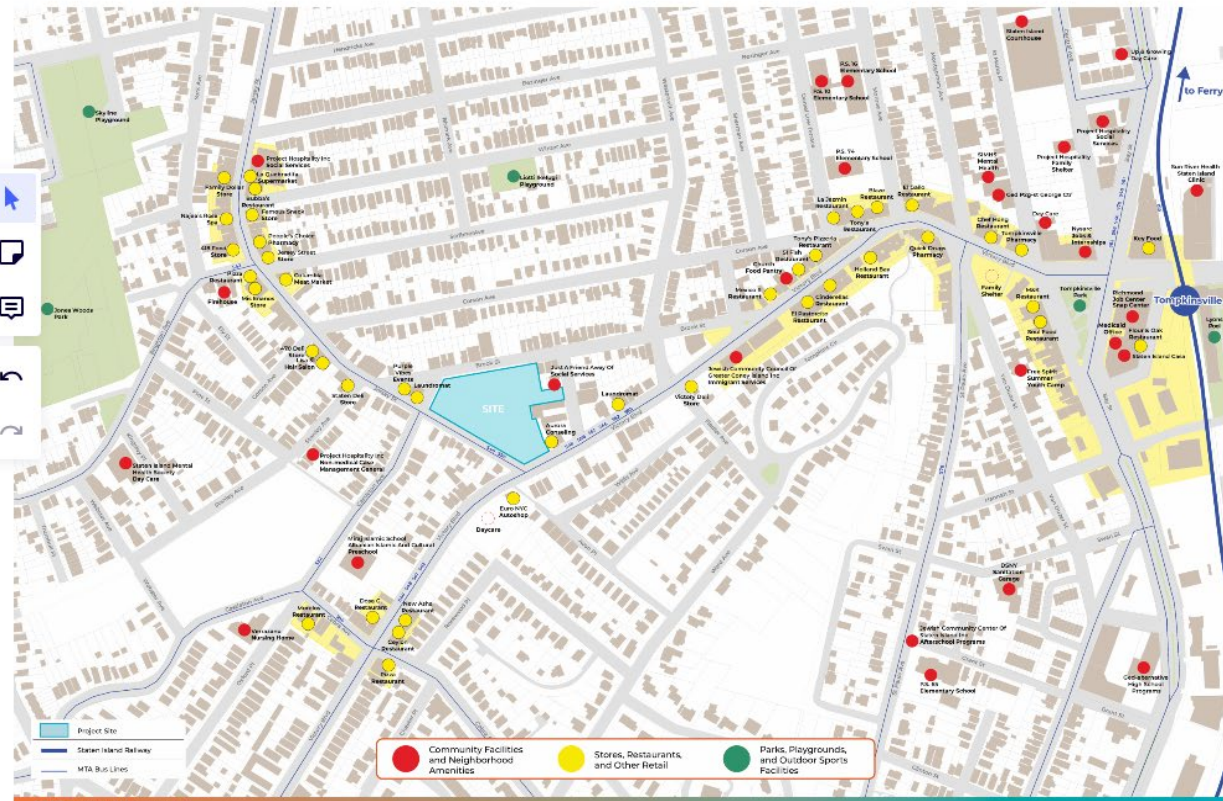
# Workshop Activities Overview

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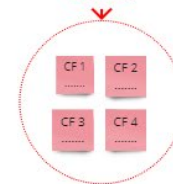
# Activity 1: More Than Affordable Housing

## 1.1 Neighborhood Assets Mapping

### A. Mapping



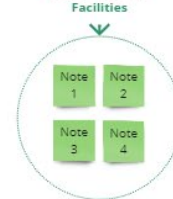
#### Community Facilities



#### Stores & Restaurants



#### Parks & Sports Facilities

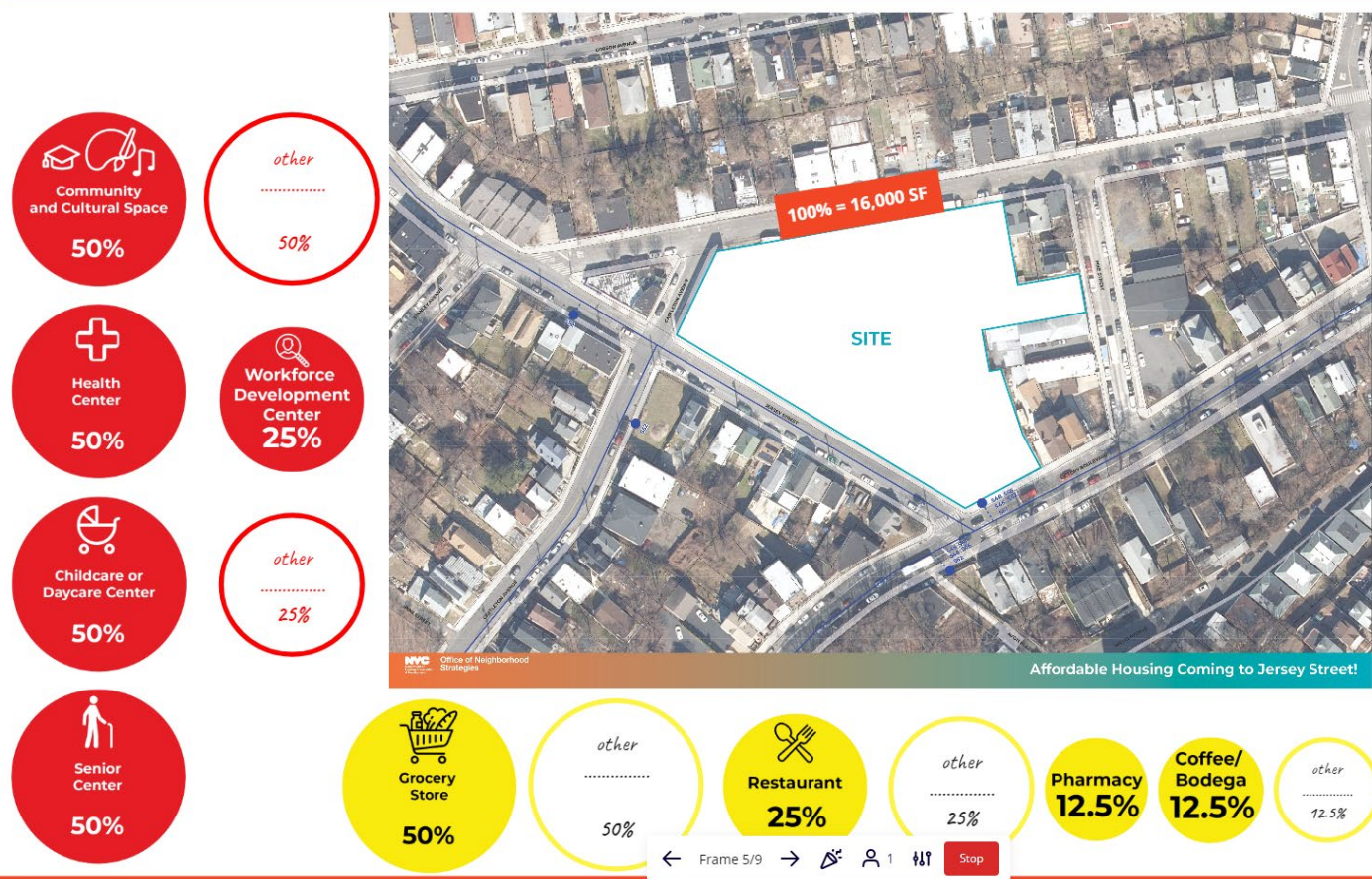




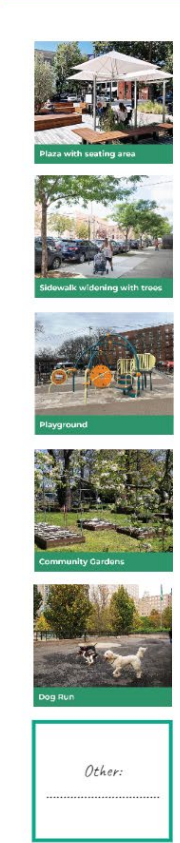
# Activity 1: More Than Affordable Housing

## 1.2 Site Opportunities

### B. Ground Floor Configuration



### C. Open Space



# Activity 2: More Than Affordable Housing

## 2.1 Introduce Housing Programs

### SOME OF HPD'S HOMES ARE RESERVED FOR SPECIFIC NEEDS



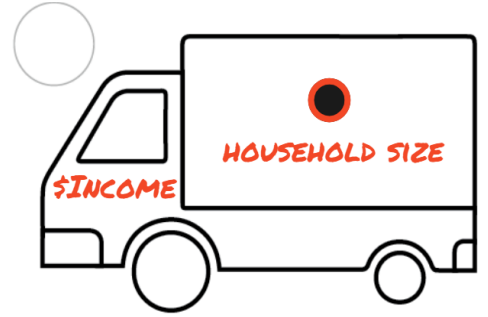
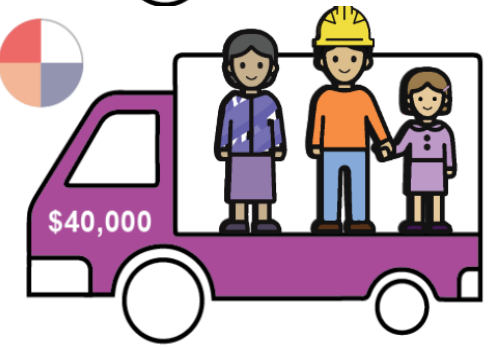
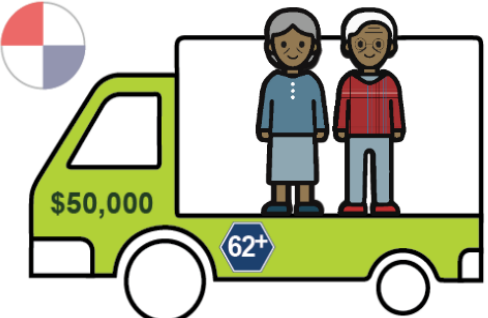
Currently in shelter and seeking permanent housing with a rental voucher



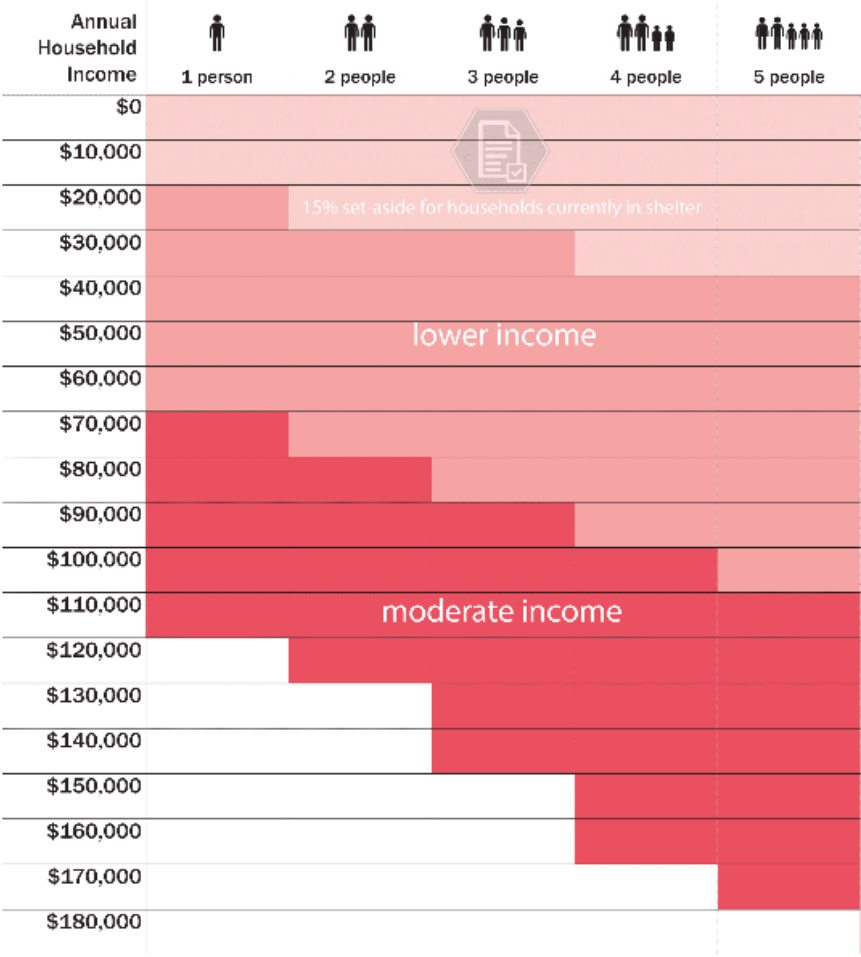
Household includes someone who is 62 years or older



Seeking housing with supportive services



### Affordable Rental Homes





# Activity 2: More Than Affordable Housing

## 2.2 Example Households





Please fill  
out the  
Questionnaire!



# Q&A

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