

Affordable Housing Coming to Jersey Street!



May 17, 2023

St. George Civic Presentation

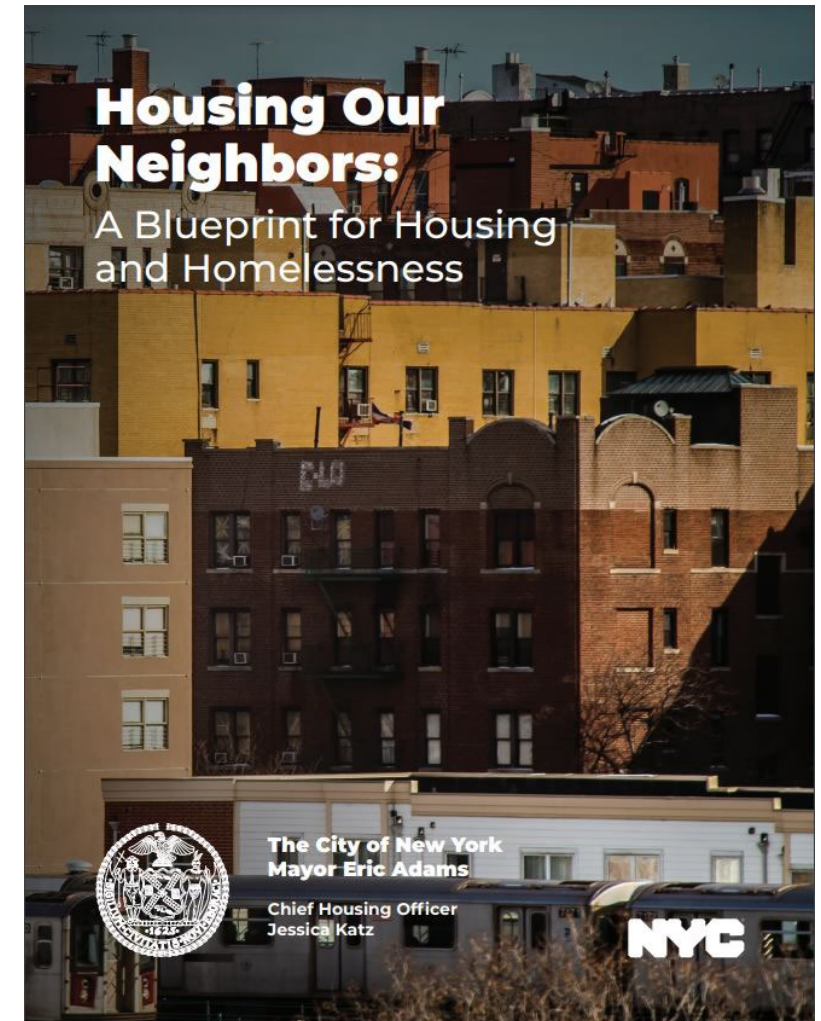
NYC
Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

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!

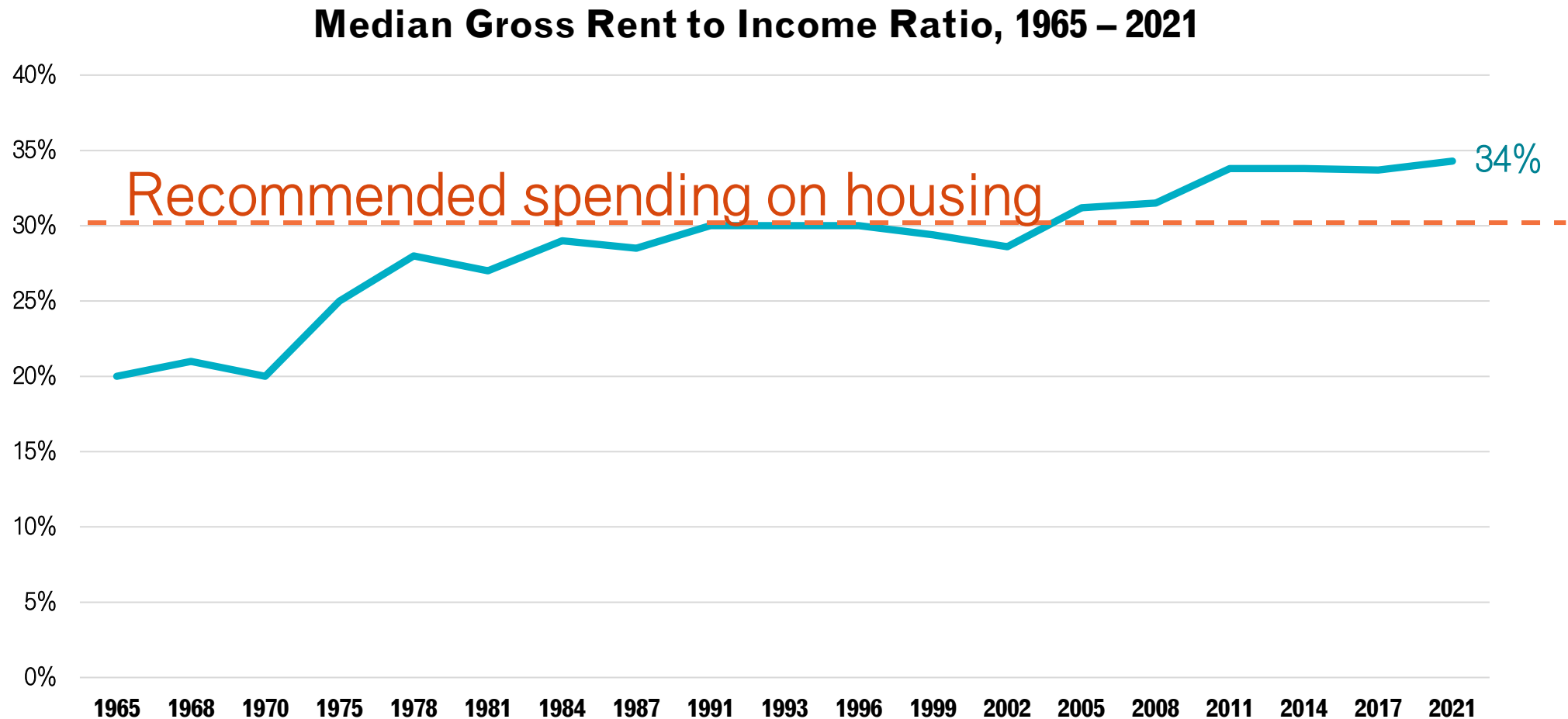


An aerial photograph of a city construction site. In the foreground, a large building is being demolished, with its steel framework exposed and debris scattered around. A yellow excavator is visible on the left side of the demolition site. In the background, a large, modern building with a glass facade 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

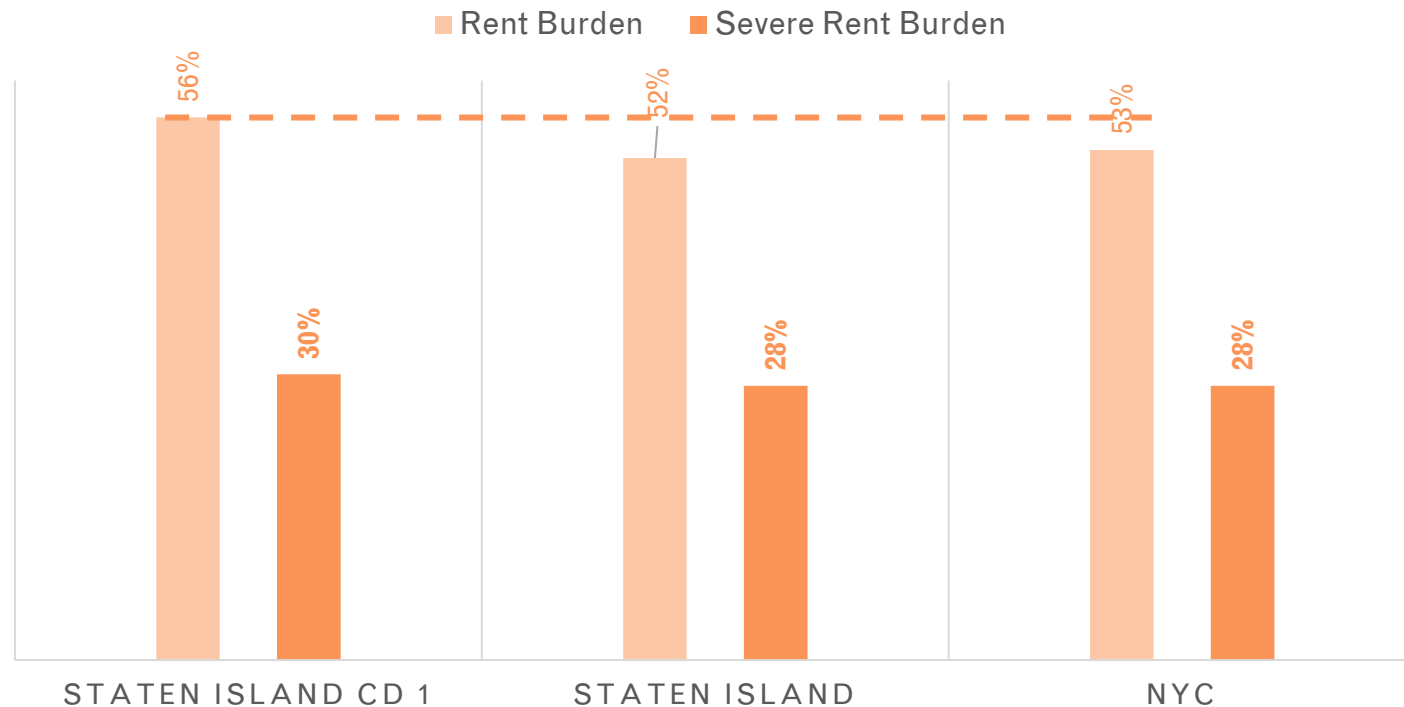


+50% of renters on Staten Island's North Shore are **rent burdened**

~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



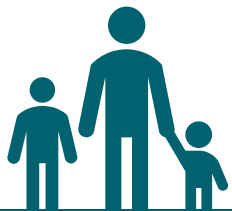
Source: NYC Equitable Development Data Explorer

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



A 3-person family seeks housing:

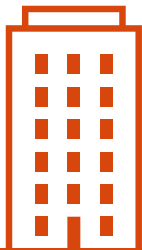
Salary



\$4,166/month

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

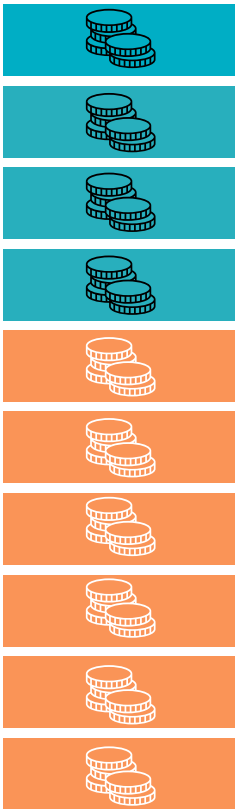
Rent



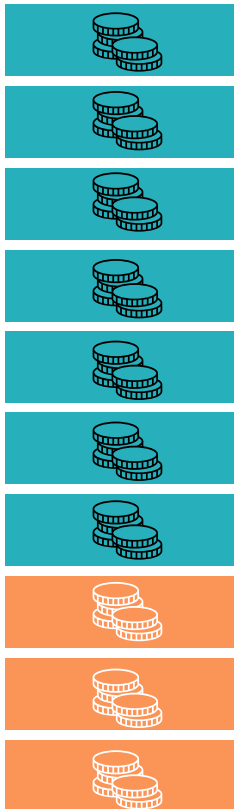
\$2,451/month

*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

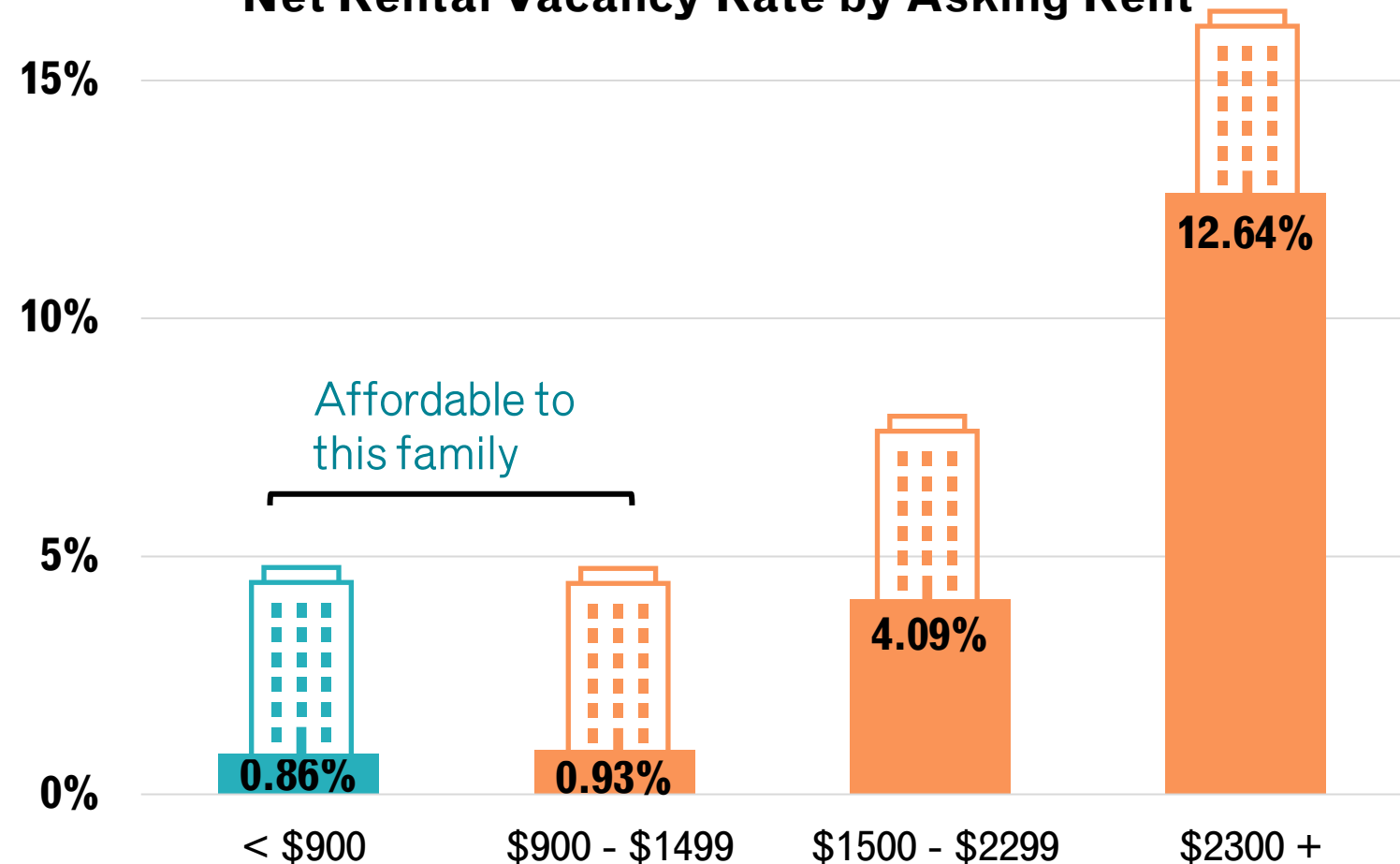
Why do we Build Affordable Housing? There Are Not Enough Available Homes



\$ 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

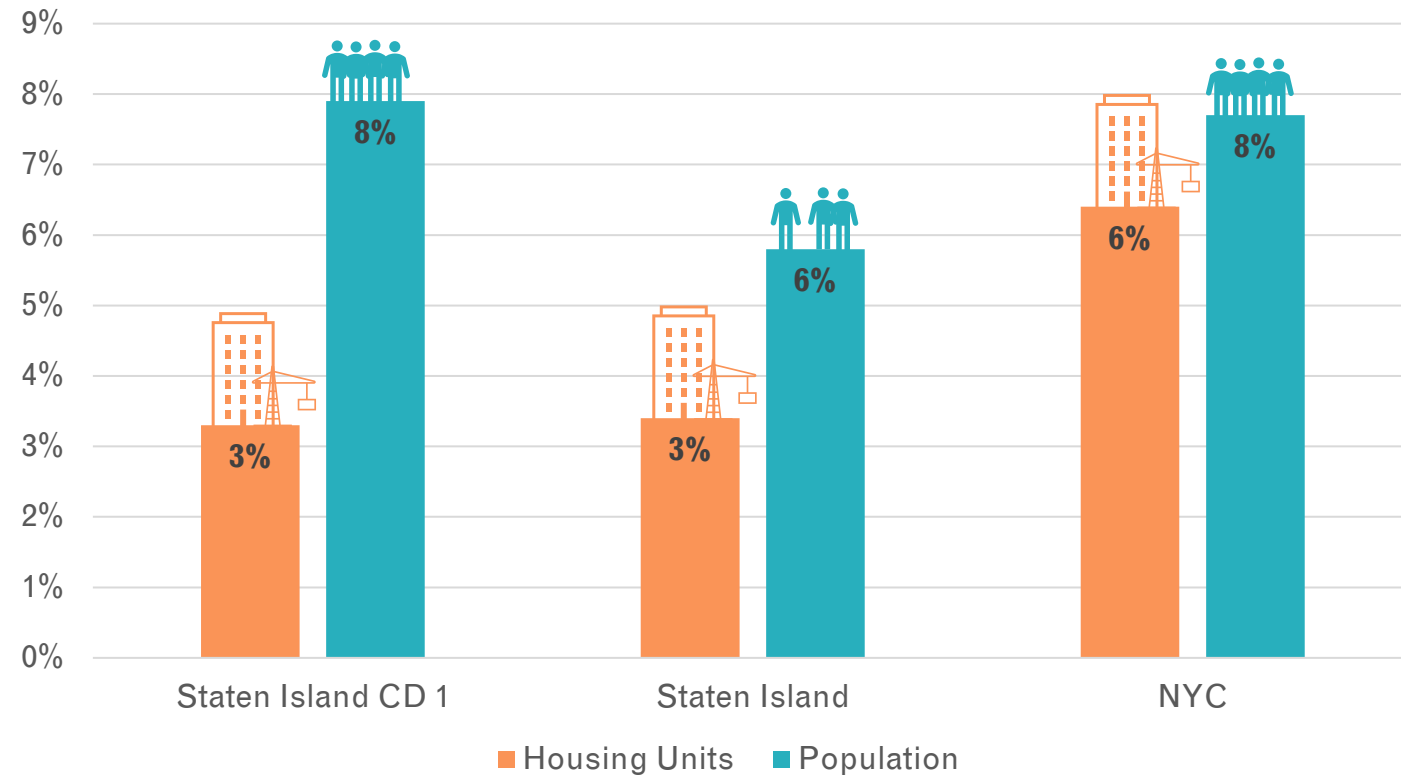
+3%
Housing Units
Increase



+8%
Population
Increase



% Change in Housing vs Population, 2010-2020

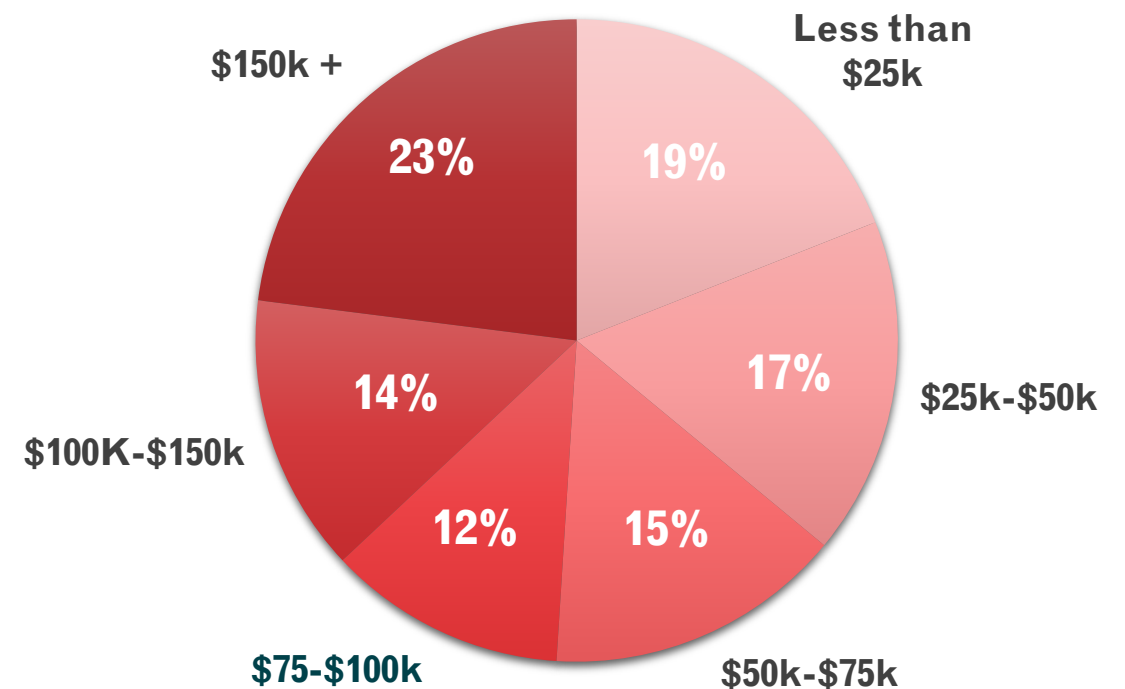


Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

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

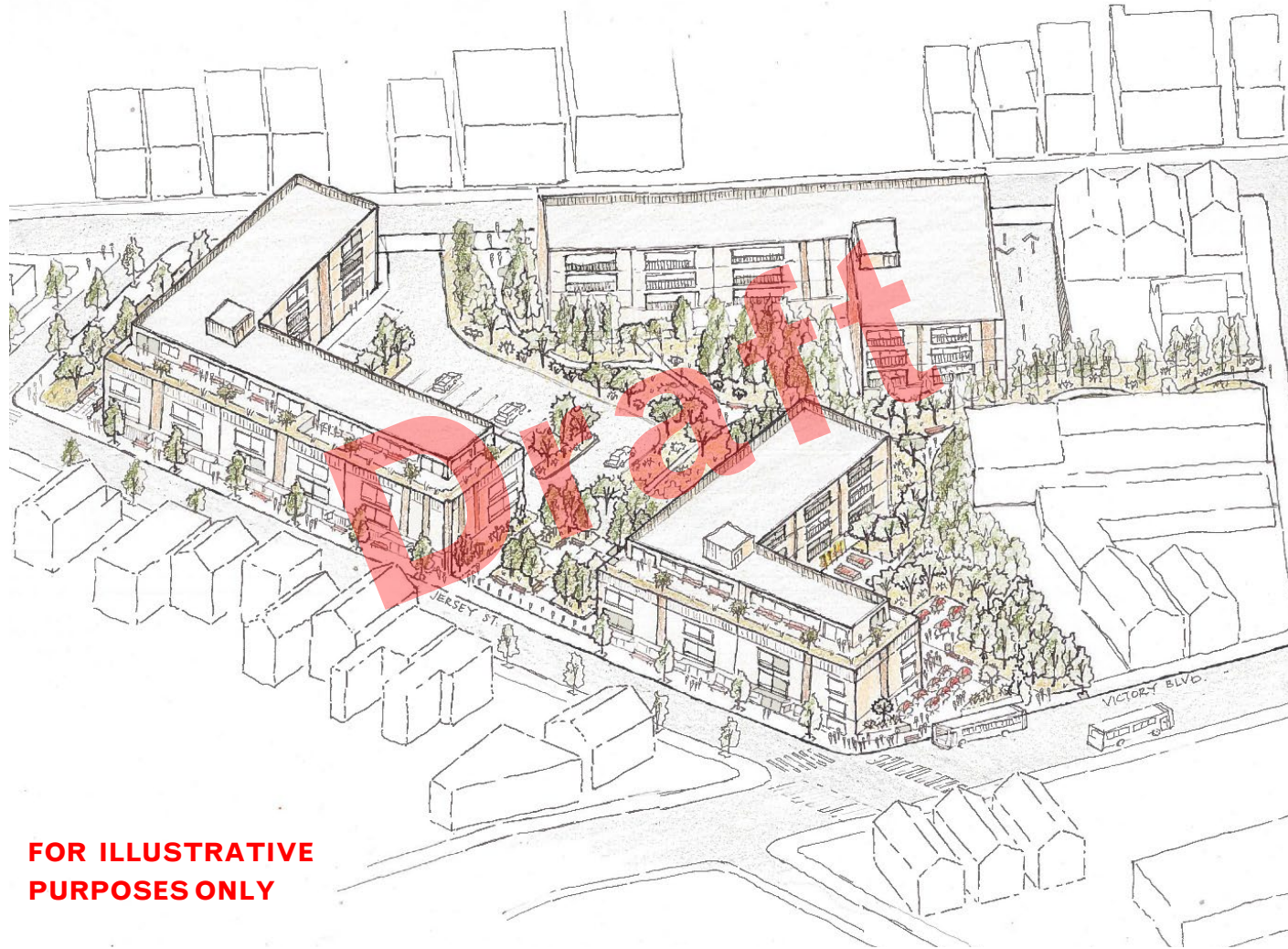
Previous Planning Efforts

- **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**

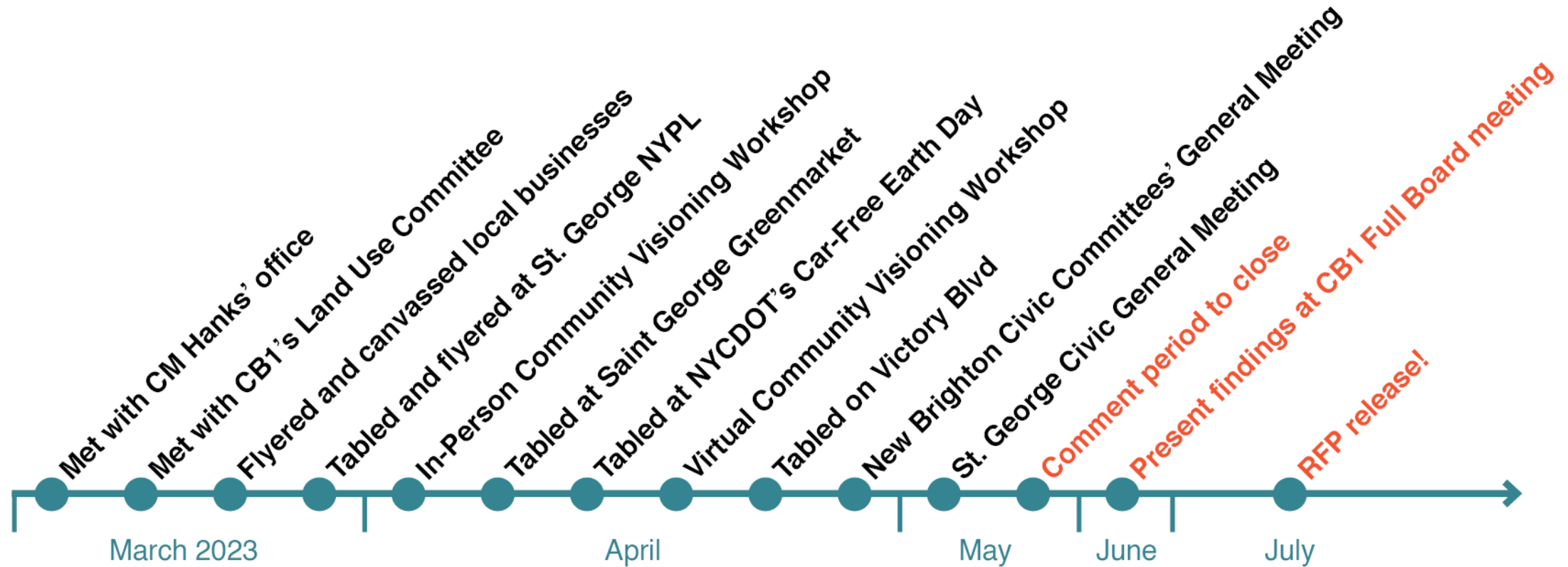
New Affordable Housing at Jersey Street

Request For Proposals Process



New Affordable Housing at Jersey Street

Next Steps

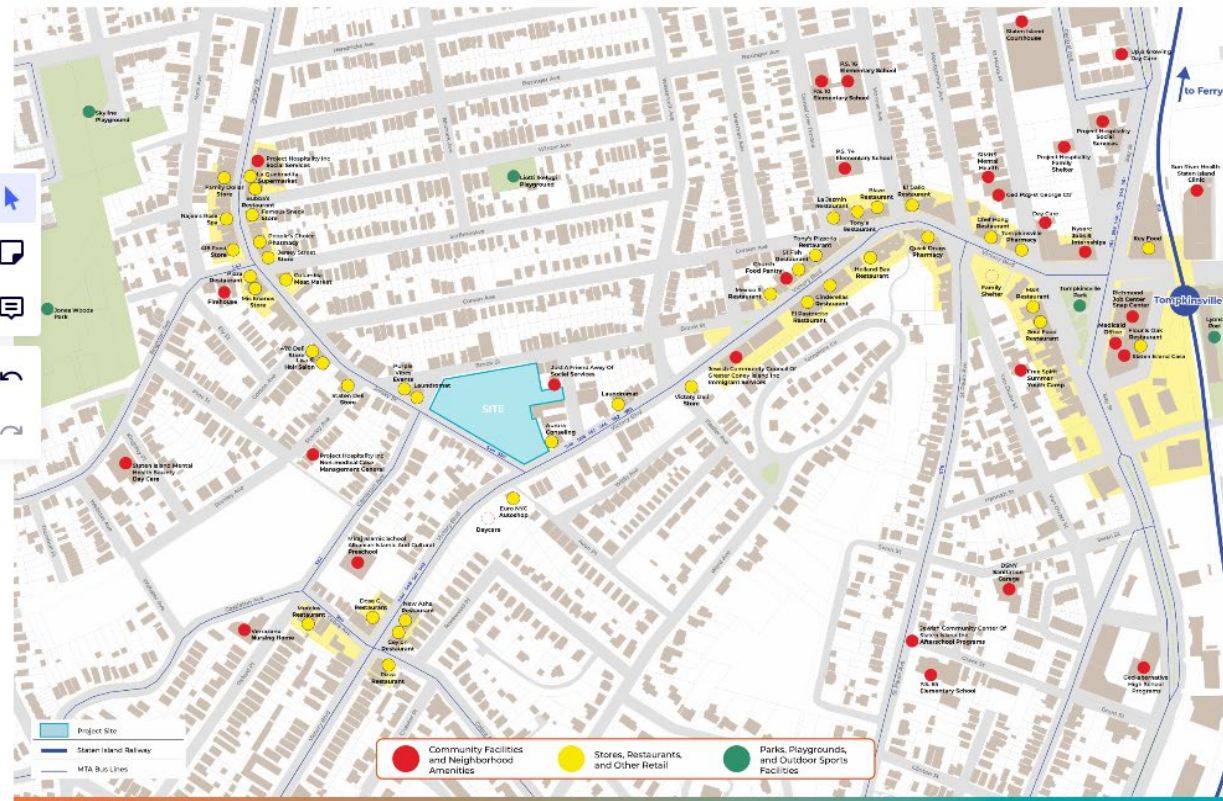


Workshop Activities Overview

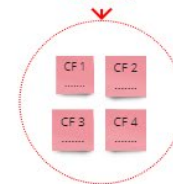
Activity 1: More Than Affordable Housing

1.1 Neighborhood Assets Mapping

A. Mapping



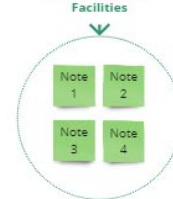
Community Facilities



Stores & Restaurants



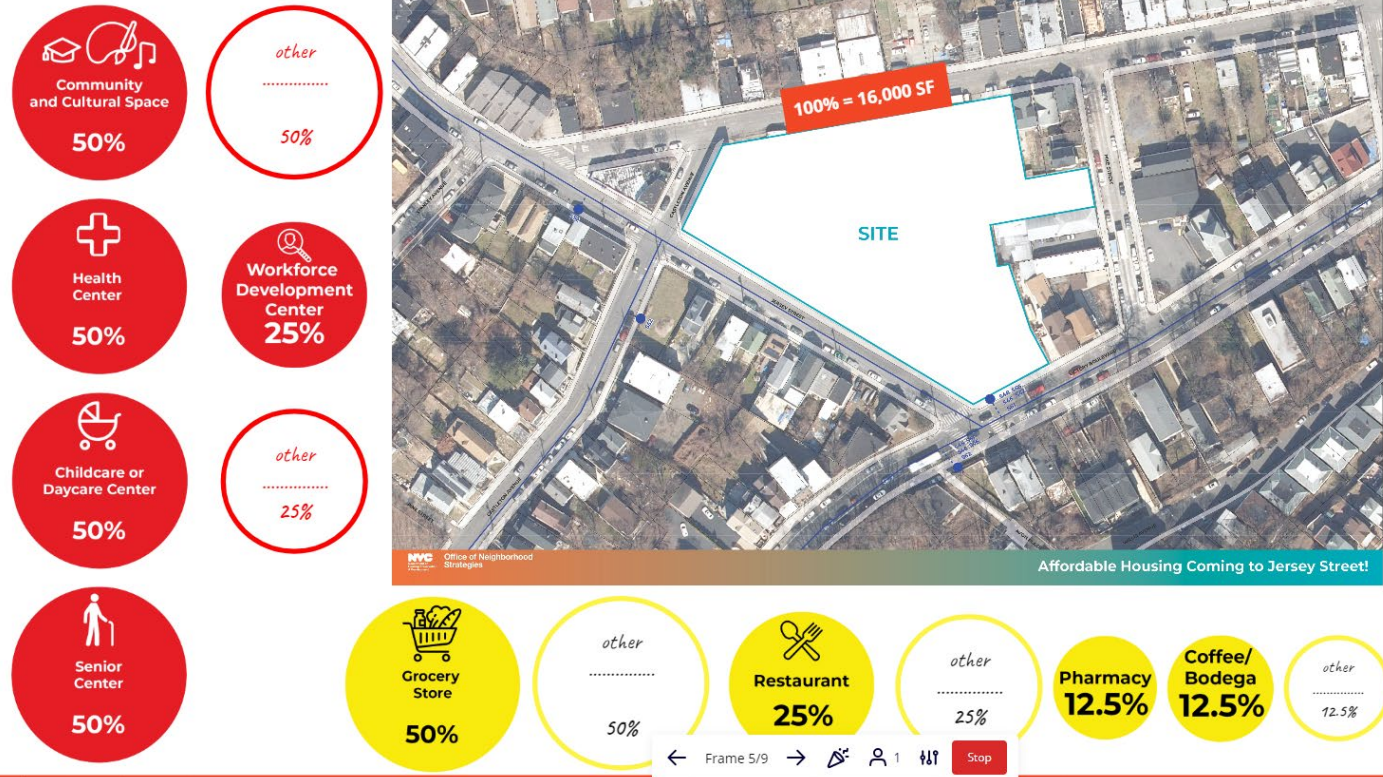
Parks & Sports Facilities



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



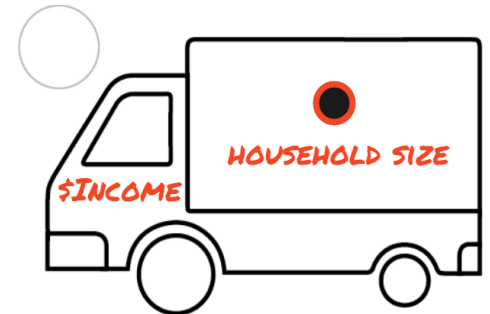
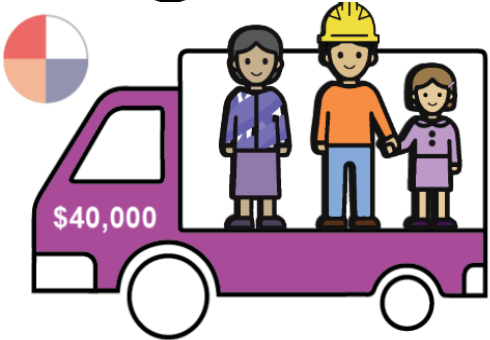
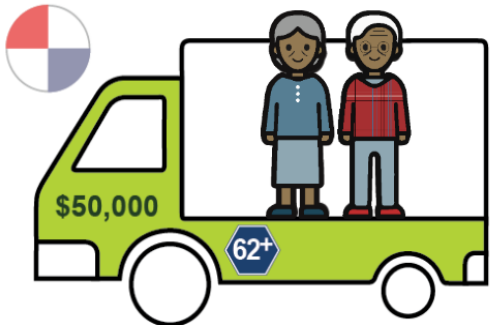
Currently in shelter and seeking permanent housing with a rental voucher



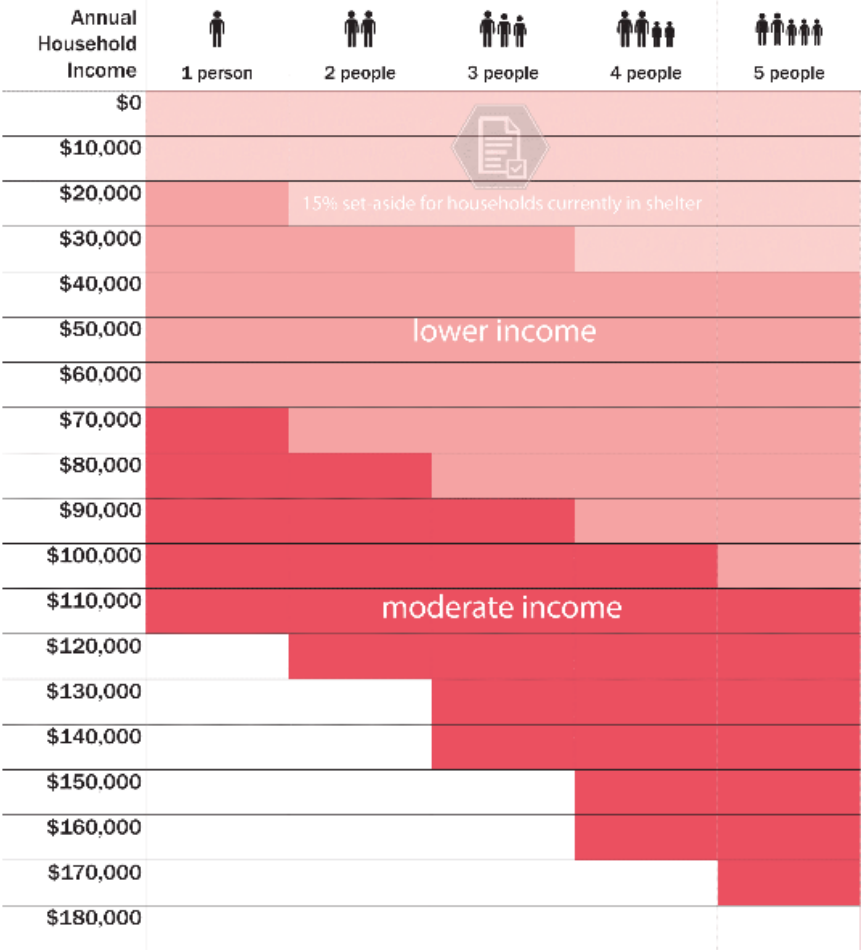
Household includes someone who is 62 years or older



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
