

Affordable Housing Coming to Jersey Street!



April 4, 2023

Community Visioning Workshop

NYC
Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

Who is in the room?

Scan the QR code to answer a few questions. We'll get started shortly!



Agenda

6:10 - Opening Remarks & Presentation

6:25 - Brief Q&A

6:35 - Small Group Activities

- More than affordable housing
- What type of new affordable housing?

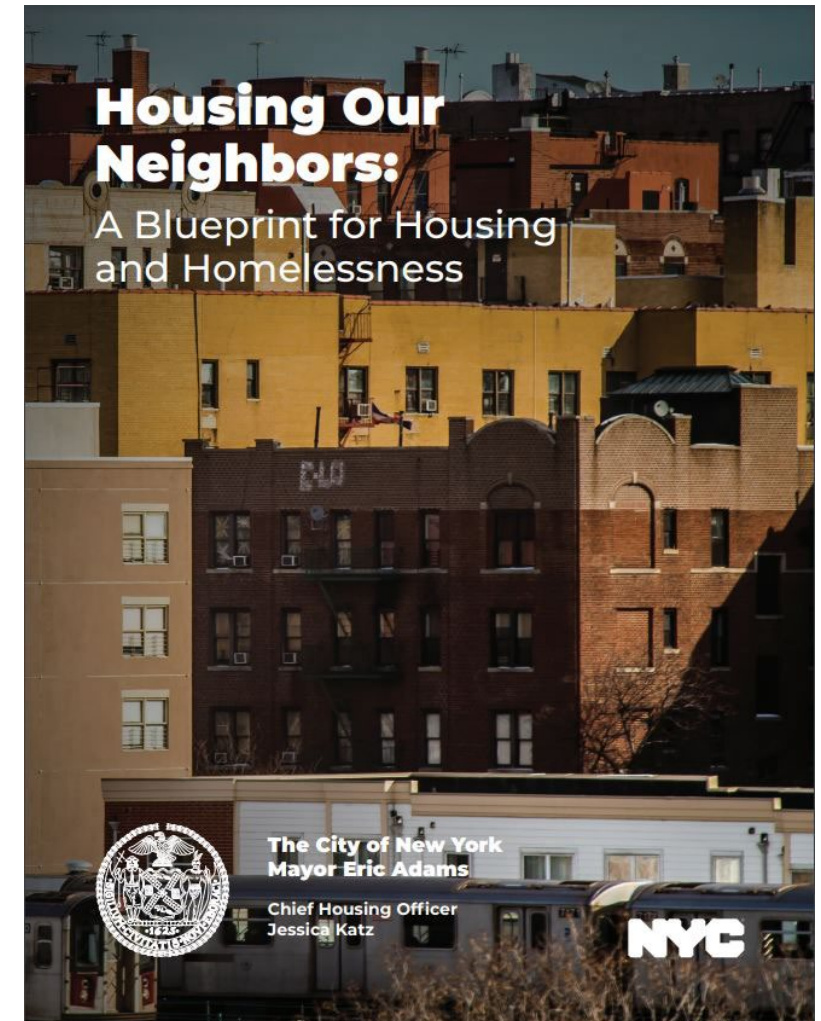
7:55 – Report Back & Next Steps

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 & Housing Instability**
- 3. Create and Preserve Affordable Housing**
- 4. Improve the Health & Safety of New Yorkers**
- 5. Reduce Administrative Burden**



NYC Housing Preservation and Development Mission

- 1. Ensure housing quality**
- 2. Preserve existing affordable housing & create new affordable housing**
- 3. Conduct public planning processes to strengthen neighborhoods**



NYC Housing Preservation and Development Ensures Housing Quality

Last year HPD's Office of Enforcement and Neighborhood Services:

- Responded to **580,000** housing complaints
- Conducted **738,000** inspections
- Issued **731,000** housing violations
 - **13,000** heat and hot water violations
 - **15,000** lead-based paint violations



NYC Housing Preservation and Development

Preserves and Creates Affordable Housing

- **HPD preserves affordability of existing homes in exchange for financial support**
- **HPD finances the construction of new homes**
 - **On public sites**
 - **On private sites, when approached by the property owner**



NYC Housing Preservation and Development Conducts Neighborhood Planning Processes

- **HPD partners with communities on planning efforts to stabilize and strengthen neighborhoods to ensure they are diverse and livable**
- **HPD is currently implementing neighborhood plans in:**
 - **Brownsville**
 - **Bedford-Stuyvesant**
 - **Edgemere, Queens**



NYC Housing Preservation and Development Resources in the Room

- HPD offers support to **tenants** and **homeowners**
 - **Eviction prevention, legal assistance, rental assistance**
 - **Home repair loans, foreclosure prevention**
- Find the HPD table & get connected to resources!

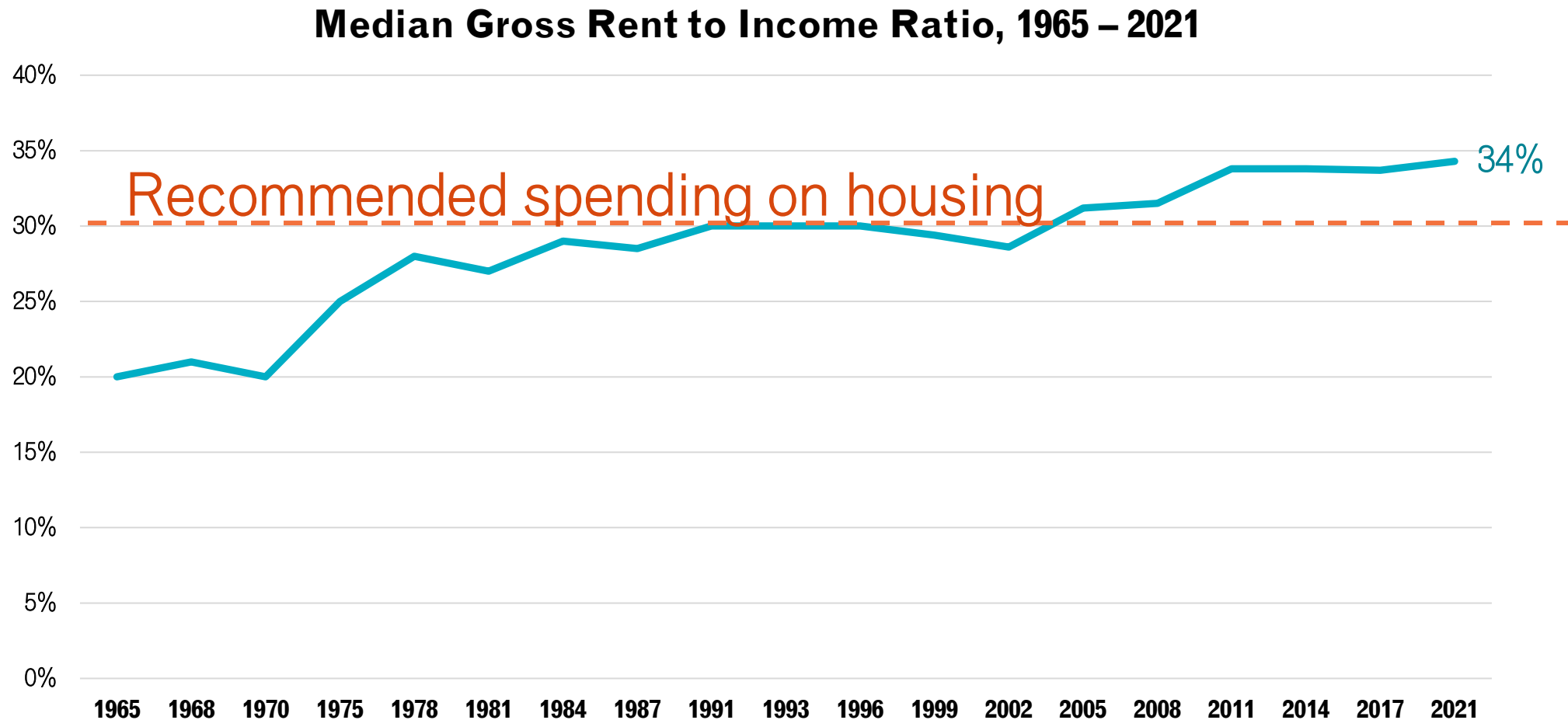


An aerial photograph of a city construction site. In the foreground, a large building is being demolished, with its steel framework exposed and debris scattered around. A yellow excavator is visible on the left side of the demolition site. In the background, a large, modern building with a glass facade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

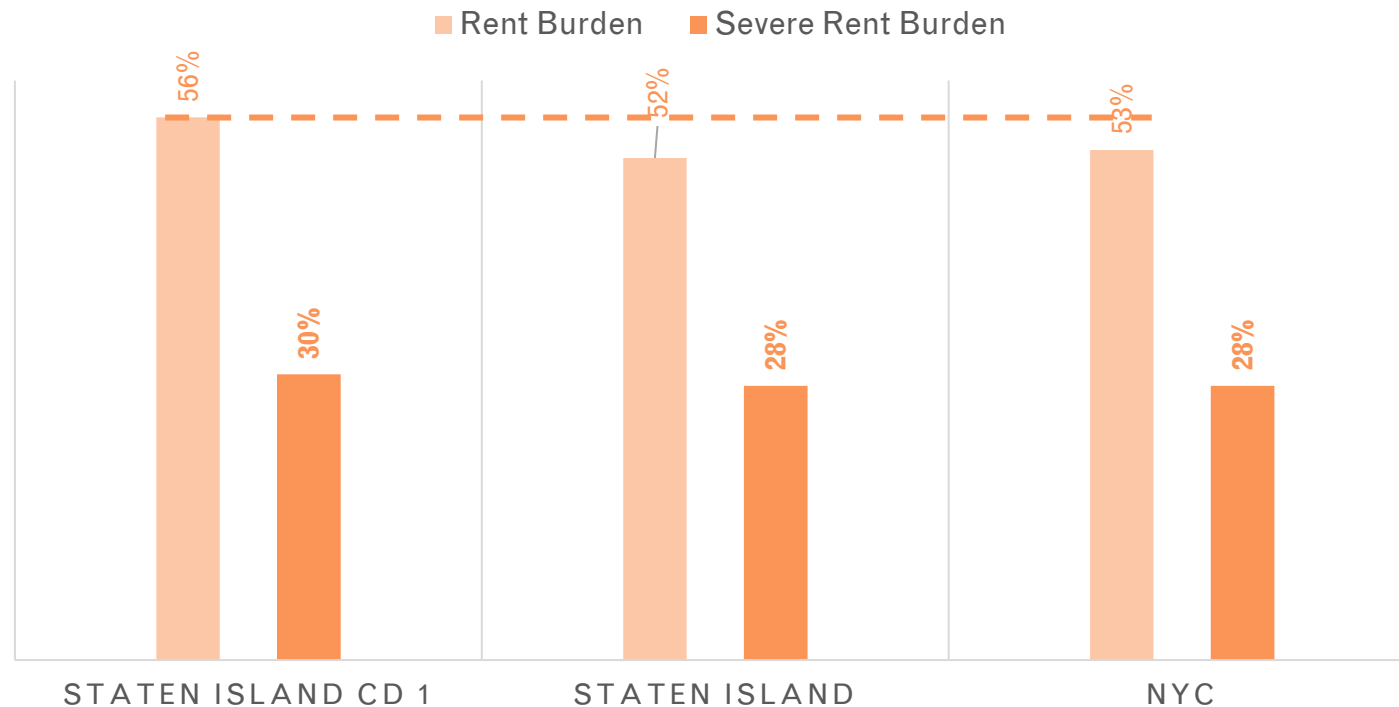


+50% of renters on Staten Island's North Shore are **rent burdened**

~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



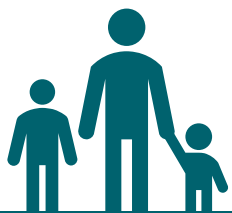
Source: NYC Equitable Development Data Explorer

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



A 3-person family seeks housing:

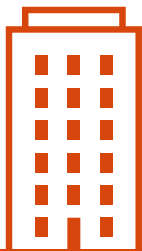
Salary



\$4,166/month

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

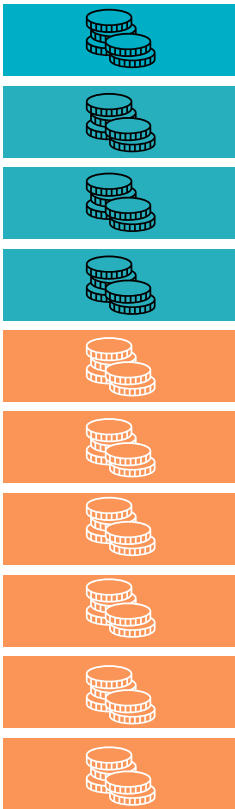
Rent



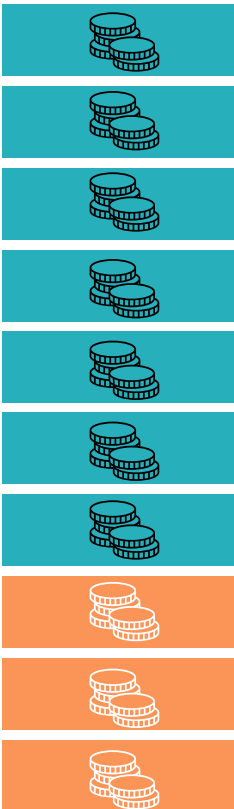
\$2,451/month

*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

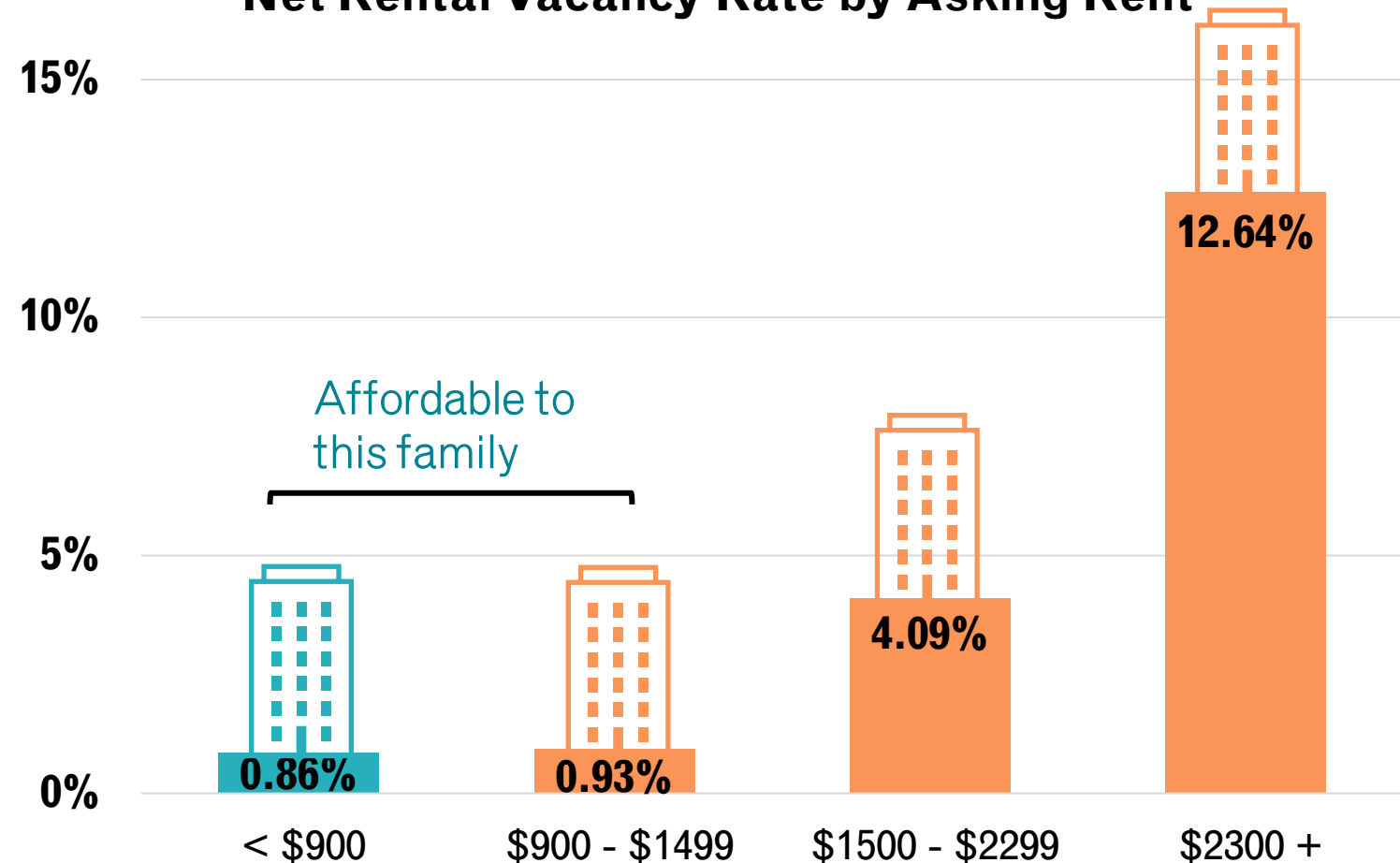
Why do we Build Affordable Housing? There Are Not Enough Available Homes



\$ 4,166 /month

An office worker with two children

Net Rental Vacancy Rate by Asking Rent



Source: NYCHVS, 2021

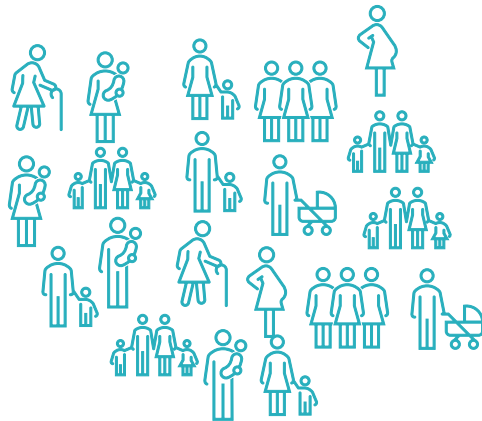
Why do we Build Affordable Housing? There Are Not Enough Available Homes

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

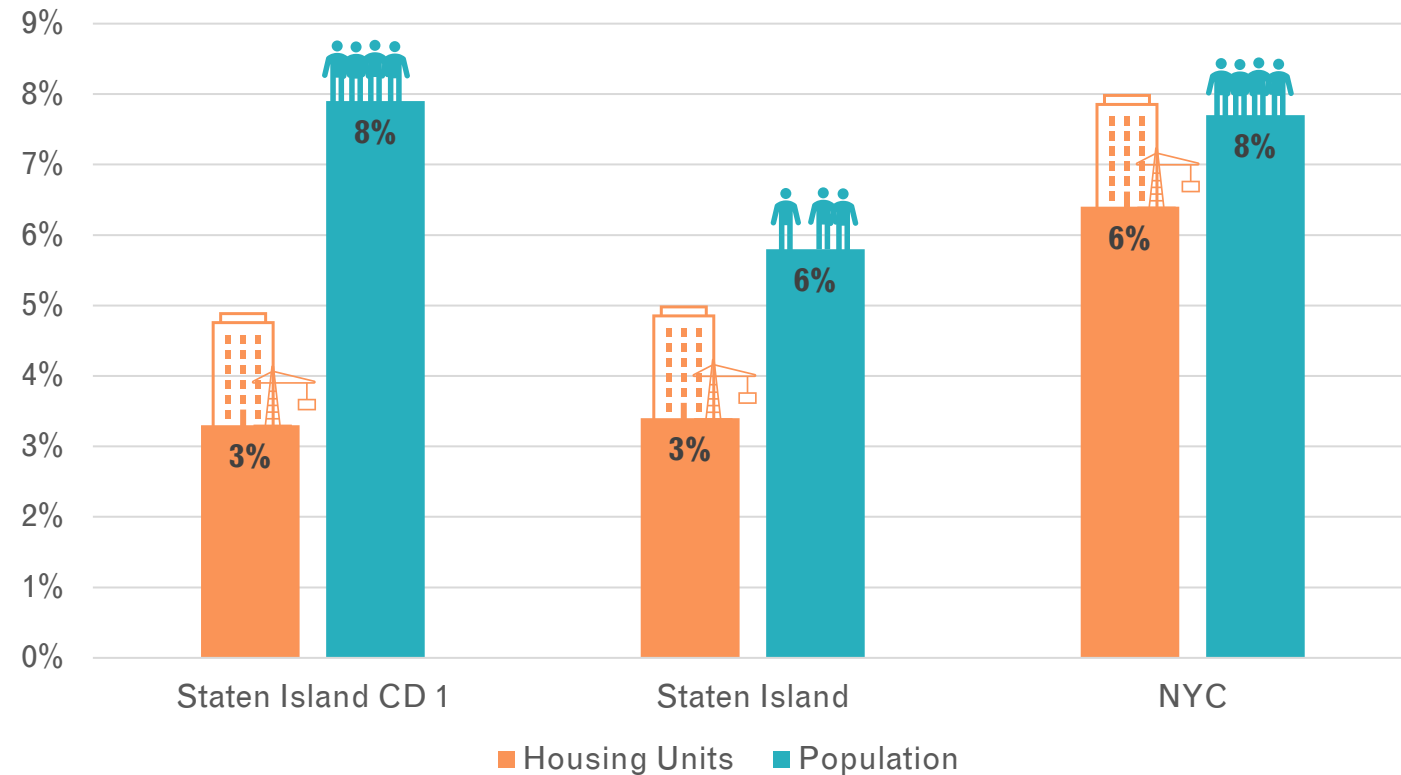
+3%
Housing Units
Increase



+8%
Population
Increase



% Change in Housing vs Population, 2010-2020

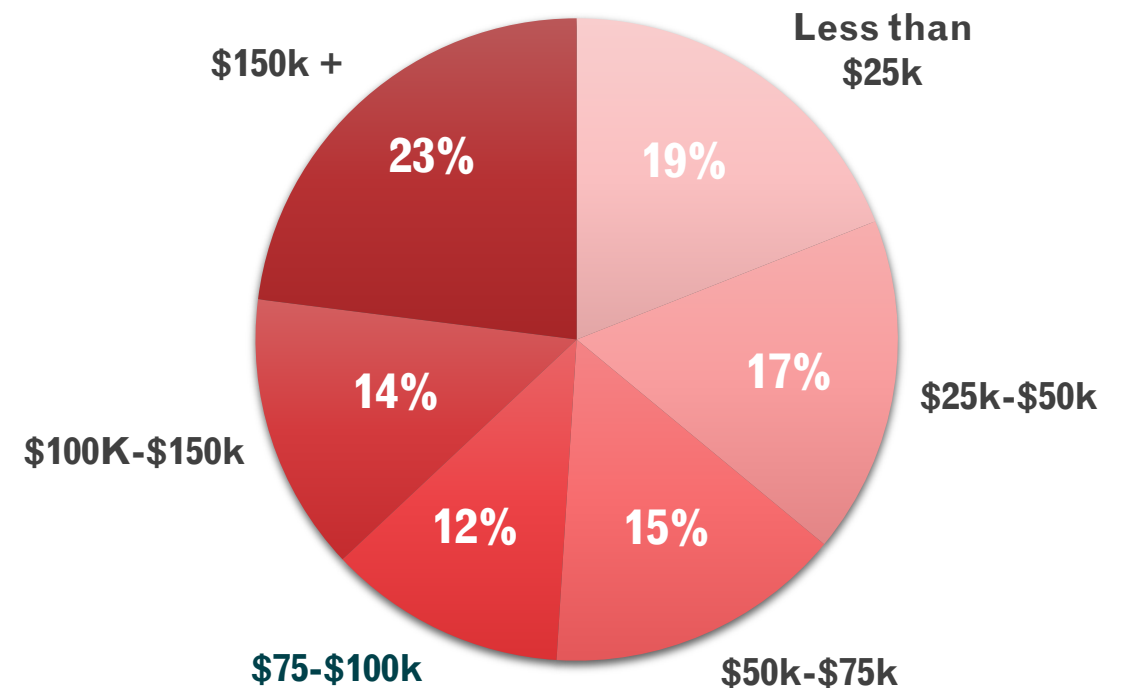


Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

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 Workshop	Virtual Workshop	Questionnaire and Commenting Period Close	Community Visioning Report Release	CB1 Report Back Meeting	RFP Release!
April 4, 2023	April 25, 2023 On Zoom, same topics as tonight's workshop.	May 1, 2023 Questionnaire and Public Comments Map can be accessed through the project website or in Engagement Packets at Councilmember Hanks' office.	May 2023 Summary of community engagement.	May-June 2023 Walk through the report and discuss next steps.	Summer 2023

Tabling:
St. George NYPL
St. George Greenmarket
Car-Free Earth Day

www.nyc.gov/jersey-street-rfp

Any Questions?

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Activities start now!
