









HOUSING NEW YORK

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Housing New York (HNY) is New York City's five-borough, ten-year affordable housing plan to create and preserve 200,000 affordable housing units for a wide range of New Yorkers, from extremely low- to middle-income households. Launched in May 2014, HNY will spur the construction of 80,000 new units and preservation of 120,000 units of affordable housing, ensuring that hundreds of thousands of New Yorkers will have a physically sound home at a price they can afford. The creation and preservation of affordable housing is critical given that buildings across the City face physical disrepair, expiring rent restrictions or escalating maintenance costs, while households at all income levels have experienced increased rent burdens as the City's population has surged.

In Fiscal 2017 the New York City Department of Housing Preservation and Development (HPD) and Housing Development Corporation (HDC) financed 24,293 affordable apartments and homes, the highest overall production since 1989. Through HNY, the City has financed a total of 77,651 affordable homes since January 2014—the highest three-year streak of affordable housing production in the City's history. New HPD and HDC programs are achieving deeper levels of affordability, with nearly a third of these homes reserved for households making less than \$33,400 for a single person or \$42,950 for a family of three. Of these units, close to 50 percent, or approximately 11,500, have been created or preserved for the lowest income households—New Yorkers making less than \$20,040 for a single person or \$25,770 for a family of three. HNY has also created over 6,500 units to serve individuals experiencing homelessness and close to 5,000 units for seniors. Finally, the City has approved about 5,000 total units of affordable housing (1,700 permanently affordable) under the Mandatory Inclusionary Housing (MIH) program, which was enacted in March 2016 and requires developers to build permanently affordable housing in areas rezoned for growth.

The City engages communities in comprehensive planning in order to stabilize and strengthen neighborhoods as well as ensure that they are diverse and livable. In Fiscal 2017 two plans were released that are the result of years of community planning efforts and the work of many City agencies. The [Resilient Edgemere Community Plan](#) provides a long-term vision for the Edgemere neighborhood of Queens as it seeks to rebuild from Hurricane Sandy and chart a more sustainable future. The City also released the [Brownsville Plan](#), which includes community-driven strategies for new housing, business opportunities, and cultural, recreational and educational facilities.

During Fiscal 2017 the City increased its efforts to ensure that City-assisted affordable housing reaches the neediest New Yorkers. HPD expanded its Housing Ambassadors program, through which the agency partners with community-based service providers who help people apply for affordable housing. HPD and the Department of Consumer Affairs' Office of Financial Empowerment launched the Ready to Rent program, which offers financial counseling to help New Yorkers overcome challenges in qualifying for affordable housing. Finally, HPD and HDC released new affordable housing lottery rules.

The City is leveraging its investments to create economic opportunity. HPD launched its Minority- and Women-Owned Business Enterprises (M/WBE) Build Up program. Under the program, developers receiving \$2 million or more in City contributions are now required to set and meet M/WBE spending goals. In Fiscal 2017 the first 20 housing projects met the program threshold and will have until the end of construction completion to achieve the project's M/WBE goals. In addition, the New York City Housing Authority (NYCHA) released

a list of prequalified developers for NYCHA's "100 Percent Affordable" program, intended to increase participation of a diverse range of developers, including nonprofits and minority- and women-owned enterprises. About 60 percent of the prequalified developers are M/WBEs.

These successes are built on collaboration with and the commitment of more than a dozen City agencies and offices, including HPD, HDC, NYCHA, the Department of City Planning (DCP), the New York City Economic Development Corporation (NYCEDC), the Department of Buildings (DOB), the Human Resources Administration (HRA), the Department of Homeless Services (DHS), the Department of Small Business Services (SBS), the Mayor's Office of Workforce Development and the Mayor's Office of Capital Project Development.

HNY is segmented into the following broad strategies and priority initiatives. Unless otherwise noted, the accomplishments below occurred during Fiscal 2017.

FOSTERING DIVERSE, LIVABLE NEIGHBORHOODS

Housing New York recognizes that a thriving neighborhood requires affordable housing as well as services and amenities. Together, DCP, HPD, HDC, SBS, NYCEDC and NYCHA work to provide housing and economic opportunities while enhancing the livability of neighborhoods.

Accomplishments include:

- The City issued an RFP to develop the City-owned Dinsmore-Chestnut site in East New York. The site is a cornerstone of the [East New York Neighborhood Plan](#), which is supported by over \$260 million of public investments in the neighborhood. In addition to the thousands of housing units that will be built under the plan, a Workforce1 jobs center has already opened and planning has begun for a state-of-the-art multipurpose community center as well as a new 1,000 seat public school.
- HPD released the [Resilient Edgemere Community Plan](#), a long-term vision for Edgemere that seeks to rebuild from Hurricane Sandy and chart a more sustainable future, including protections from future floods. The plan proposes hundreds of millions of dollars in planned investment in Edgemere and over 60 specific projects that will be implemented. The plan marks the completion of the learning and creating phase of HPD's the Resilient Edgemere Community Initiative, launched in October 2015. Community input was critically important, along with close collaboration with Council Member Donovan Richards and many City agencies.
- The City released the [Brownsville Plan](#), which advances community-driven strategies for the creation of 2,500 new affordable homes; new and improved cultural, recreational, and educational facilities; and business opportunities in Brownsville, Brooklyn. Community input began in July 2016 and included dozens of advocacy organizations, approximately 500 residents, and an innovative collaboration with coUrbanize—an online community engagement platform. One of the many results is a comprehensive plan for the creation of affordable housing on publicly- and privately-owned sites, representing over \$1 billion of investment.
- The [East Harlem Neighborhood Plan](#) is a community-based vision and strategy for the future of East Harlem. DCP released a land use proposal in October 2016. In April 2017 the land use application was certified and the ULURP process commenced. As certified, the land use proposal will facilitate a projected increase of nearly 6,000 housing units, of which 1,500 would be affordable.
- The [Gowanus Neighborhood Planning Study](#) seeks to foster a thriving neighborhood by reinforcing and encouraging a robust local economy anchored by a mix of uses and businesses, while creating opportunities for new housing with affordable housing in appropriate locations. Since the Gowanus Neighborhood Planning Study launched in October 2016, DCP, in collaboration with City Council Member Brad Lander and other agency partners, has hosted over 30 stakeholder meetings, working groups and open houses. DCP will incorporate the feedback received into a draft land use proposal by early 2018.
- The Bushwick Community Plan is a coordinated, collaborative planning effort of residents, stakeholders, City Council Members Antonio Reynoso and Rafael Espinal and City agencies to promote a thriving and inclusive neighborhood. DCP has been working to develop a land use framework that addresses the needs of current residents and fosters sustainable growth, and anticipates releasing a land use framework, which both creates opportunities for new affordable housing and preserves existing affordable housing, by early 2018.

PRESERVING THE AFFORDABILITY AND QUALITY OF THE EXISTING HOUSING STOCK

The City works both to create new housing units while also preserving the affordability of the existing affordable housing stock so that tenants and homeowners can stay in their homes.

Accomplishments include:

- The City achieved the highest number of affordable homeownership units in over a decade with 5,827 affordable homes, bringing the total financed under the housing plan to almost 10,000. This includes the preservation of critical Mitchell-Lama developments (such as Brighton House and Village East Towers, both extensively damaged by Hurricane Sandy), which provide an anchor of affordability in neighborhoods across the City. This is in addition to the many efforts underway to work with homeowners to provide counseling, pursue mortgage modification or refinancing, or reposition foreclosed homes as affordable homeownership opportunities, especially to support neighborhoods continuing to struggle in the aftermath of the foreclosure crisis.
- HPD notified applicants of the Affordable Neighborhood Cooperative Program (ANCP), Third Party Transfer – Tenant Petition & Special Projects Request for Qualifications. Qualifying developers will enter into negotiations for the next wave of ANCP projects, which focus on the rehabilitation of distressed City-owned occupied multi-family properties, managed by the Tenant Interim Lease Program, in order to create affordable cooperatives for low- and moderate-income households.
- To further expand the City’s outreach to owners and landlords, HPD launched the Landlord Ambassadors program to select community-based nonprofits to help owners of small- and mid-sized multifamily buildings take advantage of HPD’s affordable housing initiatives. Organizations will be provided with the training and funds to hire staff as they work with landlords to stabilize and upgrade buildings, including those on the City’s tax lien docket. A new preservation marketing campaign is also underway, building on HPD’s outreach over the last year to owners of more than 12,400 properties across the City.
- HPD and HDC launched a new assessment tool to better evaluate the physical, environmental and health opportunities of multifamily properties throughout New York City and New York State. This tool, called the Integrated Physical Needs Assessment, will be used for projects receiving City and State financing to rehabilitate their buildings.

BUILDING NEW AFFORDABLE HOUSING FOR ALL NEW YORKERS

New York City’s residents come from all corners of the globe and all walks of life. HNY seeks to preserve the diversity of our neighborhoods through programs designed to reach residents at all income levels, as well as programs that will produce affordable housing on vacant and underdeveloped parcels of public land throughout the City.

INCOME BAND DEFINITIONS			
Income Band	Percentage Of Area Median Income	Monthly Rent Required To Prevent Rent Burden	Annual Income Range (For A Three-Person Household)
Extremely Low Income	0-30%	≤\$644	≤\$25,770
Very Low Income	31-50%	\$645-\$1,074	\$25,771 - \$42,950
Low Income	51-80%	\$1,075-\$1,718	\$42,951 - \$68,720
Moderate Income	81-120%	\$1,719-\$2,577	\$68,721- \$103,080
Middle Income	121-165%	\$2,578-\$3,543	\$103,081- \$141,735

Accomplishments include:

- The City financed its first 400 units under the City's new MIH program, which requires developers to build permanently affordable housing in areas rezoned for growth. Since MIH was adopted, 18 projects for approximately 6,800 units—about 5,000 of them affordable—have been approved by the City Council. At least 1,700 of them will be permanently affordable.
- Through HireNYC, the City is expanding access to jobs on affordable housing projects receiving more than \$2 million in City subsidy. Last fiscal year, HPD closed 51 projects, including almost 9,000 units, which require participation in HireNYC.
- HPD and HDC announced the designation of the SustainNYC East 111th Street development site, which will become the largest passive house in the nation. It will be a mixed-use, highly sustainable development constructed in three phases that will bring 655 affordable apartments to the East Harlem community. Due to MIH rules, 163 of the total 655 affordable apartments will be permanently affordable. The project also emphasizes deep affordability, with 20 percent of the total units serving extremely low-income households and nearly 60 percent of the total units serving low-income households. The development will feature 79 affordable apartments for seniors.
- HPD announced the selection of development teams to build 100 percent affordable developments on five clusters of small parcels of vacant City-owned land. The developments will be financed through HPD's New Infill Homeownership Opportunities Program and the Neighborhood Construction Program. The teams will lead the construction of nine buildings with a combined total of 182 units of affordable housing.

PROMOTING HOMELESS, SENIOR, SUPPORTIVE AND ACCESSIBLE HOUSING

HNY provides supportive, accessible housing to the homeless and other vulnerable New Yorkers with special needs.

Accomplishments include:

- Mayor de Blasio committed an additional \$1.9 billion in City subsidy to ensure that 50,000 affordable homes, one quarter of the HNY total, will be for the lowest-income New Yorkers, including seniors and veterans. By adding a mix of incentives and requirements to its programs, HPD is working to put the new funds to work as quickly and efficiently as possible.
- Fiscal 2017 saw the highest production of housing for homeless individuals and families in the City's history, with 2,571 homes financed. The second highest year was Fiscal 2016, with 1,907 homeless units, bringing the total number of apartments for homeless New Yorkers produced under HNY to 6,533. This progress reflects the requirement of homeless set-asides in the majority of HPD's affordable housing programs, and new initiatives such as Our Space that provide additional capital subsidy to create a reserve to fund units affordable to homeless households without relying on rental assistance.
- With 4,627 affordable senior apartments financed under HNY, the City is nearly a third of the way towards its goal of creating 15,000 homes for seniors—many of whom are living on fixed incomes—over 10 years. The 929 homes created in Fiscal 2017 include the first projects to benefit from the City's Zoning for Quality and Affordability amendment, which makes it easier and less expensive to build quality, affordable senior housing citywide.
- Through funding from the City Council, HPD expanded its Housing Ambassadors program and produced a video to help New Yorkers prepare and apply for affordable housing. HPD and the City's Office of Financial Empowerment also launched the Ready to Rent program. This program works in partnership with the financial counseling provider Ariva and offers free one-on-one financial counseling and additional assistance to those seeking affordable housing.
- HPD and HDC released new affordable housing lottery rules designed to ensure that City-assisted affordable housing reaches New Yorkers who need it most. Important changes to the policies include ending developers' and leasing agents' ability to deny applications based solely on credit scores; new standards for homeless shelter referrals to account for special challenges faced by these households; strictly limiting the ability of landlords to deny an applicant based only on their exercising due process rights in housing court; and imposing limits on personal assets.

REFINING CITY FINANCING TOOLS AND EXPANDING FUNDING SOURCES FOR AFFORDABLE HOUSING

The City is working to leverage its investments more effectively. As part of HNY, the City will continue to analyze its housing programs, identify new funding streams and create new partnerships in order to meet HNY's ambitious goals.

Accomplishments include:

- HPD, in partnership with the Mayor's Office of Sustainability, financed the first group of projects under its new Green Housing Preservation Program. The program assists owners of small- to mid-sized multifamily properties in undertaking energy efficiency and water conservation upgrades to improve working conditions, reduce greenhouse gas emissions, and preserve affordability. Working with individual building owners, the boards of low-income coops, non-profit developers and others, the City is financing energy efficiency and water conservation improvements that are expected to save up to 40 percent in annual utility costs for participating buildings.
- HPD announced the issuance of a Request for Expressions of Interest to identify qualified groups to form Community Land Trusts (CLTs). A CLT is a not-for-profit organization that maintains control and oversight of its affordable housing resources through ownership of land. The CLT's land ownership, paired with a governance structure that reflects the interests of CLT affordable housing residents and the broader community, may offer a unique housing model that empowers residents and neighborhoods.
- The HomeFirst Down Payment Assistance Program has been enhanced to assist even more families achieve homeownership. HomeFirst will now provide up to \$25,000 in down payment and closing cost assistance funds to be used toward the purchase of a 1- to 4-family home, coop or condo.
- NYCHA's PACT (Permanent Affordability Commitment Together) initiative generates revenue to reinvest back into its developments by leveraging federal Section 8 assistance. Through PACT, NYCHA is able to safeguard long-term housing affordability, improve and modernize apartments, and stabilize developments by placing them on solid financial footing. PACT ensures converted units remain affordable, residents retain their public housing rights and the public housing authority retains ownership interest in the property.
- As part of PACT, in December 2016 NYCHA converted 1,395 units in 24 buildings at Ocean Bay in Queens through the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD). The project received \$325 million for extensive capital improvements. Construction began in January 2017 and is anticipated to conclude in Summer 2019. In January 2017 NYCHA received HUD approval to use RAD to convert an additional 1,700 units across 17 scattered-site developments in the Bronx and Brooklyn. In May 2017 NYCHA released an RFP for financing, capital rehabilitation, property management, and social service delivery. NYCHA expects to select its development partners by the end of Calendar 2017 and begin pre-development in 2018.

		FY14 (1/1/2014 - 6/30/2014)	FY15 (7/1/2014- 6/30/2015)	FY16 (7/1/2015- 6/30/2016)	FY17 (7/1/2016- 6/30/2017)	FY17 Annual Target	FY18 Annual Target	Cumulative HNY (1/1/14 -6/30/2017)	2024 Target
HOUSING UNITS STARTED									
Total starts (new and preservation)		9,347	20,401	23,610	24,293	20,000	21,500	77,651	200,000
New construction starts		2,778	8,562	6,297	7,705	8,000	8,600	25,342	80,000
Preservation starts		6,569	11,839	17,313	16,588	12,000	12,900	52,309	120,000
Total starts (new construction and preservation) by income band	Extremely low income units	882	2,869	3,740	4,014	*	*	11,505	21,000
	Very low income units	1,434	2,393	3,013	6,437	*	*	13,277	29,000
	Low income units	5,724	12,406	9,624	9,945	*	*	37,699	111,000
	Moderate income units	355	1,302	1,890	1,517	*	*	5,064	20,000
	Middle income units	890	1,313	5,256	2,261	*	*	9,720	19,000
	Other units (includes units for building superintendents)	62	118	87	119	*	*	386	*
Total starts (new construction and preservation) by bedroom distribution	Studio units	1,550	2,869	2,729	4,279	*	*	11,427	*
	1 Bedroom units	2,591	6,203	9,553	8,325	*	*	26,672	*
	2 Bedroom units	3,346	6,477	8,801	8,359	*	*	26,983	*
	3 Bedroom units	1,032	1,969	2,111	3,025	*	*	8,137	*
	4+ Bedroom units	143	423	336	287	*	*	1,189	*
	Unclassified units ¹	685	2,460	80	18	*	*	3,243	*
Total units started for special needs populations	Units started for homeless individuals or families	480	1,575	1,907	2,571	1,320	1,111	6,533	10,000
	Units started for senior individuals or families	602	1,723	1,373	929	1,000	1,000	4,627	15,000
HOUSING UNITS COMPLETED									
Total completions (new and preservation)		3,600	2,477	11,818	14,031	*	*	31,926	*
New construction completions		96	125	756	3,717	*	*	4,694	*
Preservation completions		3,504	2,352	11,062	10,314	*	*	27,232	*
Total completions (new construction and preservation) by income band	Extremely low income units	476	325	1,007	2,735	*	*	4,543	*
	Very low income units	544	528	1,122	2,255	*	*	4,449	*
	Low low income units	1,703	1,213	3,814	6,838	*	*	13,568	*
	Moderate low income units	47	183	931	1,258	*	*	2,419	*
	Middle low income units	825	203	4,892	876	*	*	6,796	*
	Other units (includes units for building superintendents)	5	25	52	69	*	*	151	*

		FY14 (1/1/2014 - 6/30/2014)	FY15 (7/1/2014- 6/30/2015)	FY16 (7/1/2015- 6/30/2016)	FY17 (7/1/2016- 6/30/2017)	FY17 Annual Target	FY18 Annual Target	Cumulative HNY (1/1/14 -6/30/2017)	2024 Target
Total completions (new construction and preservation) by bedroom distribution	Studio units	464	359	411	1,976	*	*	3,210	*
	1 Bedroom units	1,007	653	4,994	4,515	*	*	11,169	*
	2 Bedroom units	1,056	882	4,981	4,373	*	*	11,292	*
	3 Bedroom units	419	373	1,089	1,192	*	*	3,073	*
	4+ Bedroom units	75	87	192	82	*	*	436	*
	Unclassified units ¹	579	123	151	1,893	*	*	2,746	*
Total units completed for special needs populations	Units completed for homeless individuals or families	42	153	341	716	*	*	1,252	*
	Units completed for senior individuals or families	253	195	247	457	*	*	1,152	*
FISCAL AND ECONOMIC INDICATORS									
Total City investment	Housing New York - Direct City Investment (000,000)	\$288	\$660	\$799	\$1,047	*	*	\$2,794	*
Employment impacts	Estimated number of temporary jobs associated with Housing New York construction projects	6,999	25,086	17,329	19,657	*	*	69,073	*
	Estimated number of permanent jobs associated with Housing New York projects	265	932	687	636	*	*	2,520	*
Economic impacts	Estimated economic output associated with Housing New York construction spending	\$1,707	\$6,121	\$6,089	\$4,911	*	*	\$16,992	*
	Estimated annual economic output associated with ongoing operations of Housing New York projects (in Millions)	\$52	\$175	\$128	\$133	*	*	\$488	*

¹Data on bedroom distribution is not available for homeownership assistance programs and small homeowner preservation programs.

HNY UNITS ASSOCIATED WITH PROJECTS CONTAINING PUBLIC LAND/BUILDINGS (1/1/2014-6/30/2017)	
Fiscal Year	Total HNY Units with Public Land/Buildings
2nd Half of FY14	1,380
FY15	1,995
FY16	1,784
FY17	3,106
Grand Total	8,265

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

- Data is currently not available for an indicator previewed in the Fiscal 2014 Housing New York chapter, ‘Number of units started by length of affordability requirement.’ HPD is enhancing its data systems and expects to report this data in the future.
- As part of its routine updates and data clean-up efforts, HPD revised previously reported housing data for Fiscal 2014 housing starts and completions, Fiscal 2015 housing starts and completions, and Fiscal 2016 starts. These updates include changes to the housing starts and completions data disaggregated in these reporting periods by income band, bedroom distribution, and special needs population
- HPD has revised cumulative 10-year 2024 targets for the indicators ‘Units started for homeless individuals or families’ and ‘Units started for senior individuals or families.’ The overall 10-year cumulative target to create and preserve 200,000 affordable units by 2024 remains the same.

ADDITIONAL RESOURCES

For more information about these and additional initiatives underway, go to: www.nyc.gov/housing.

- Housing New York: A Five-Borough, Ten-Year Plan:
<http://www.nyc.gov/html/housing/pages/home/index.shtml>
- Housing New York: Three Years of Progress (January 2014 – December 2016)
<http://www1.nyc.gov/assets/hpd/downloads/pdf/about/hny-three-years-of-progress.pdf>