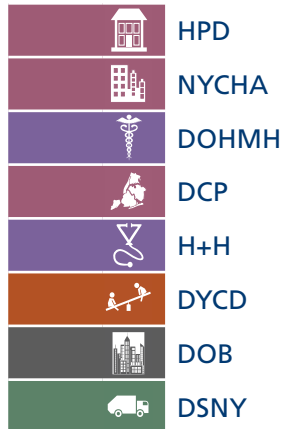


Collaborating
to Deliver
Results

HOUSING OUR NEIGHBORS: A BLUEPRINT FOR HOUSING AND HOMELESSNESS

PARTNER AGENCIES & OFFICES



New York
City Housing
Development
Corporation

Department of
Social Services

Mayor's Office
of Climate and
Environmental
Justice

Mayor's Office
to Protect
Tenants

Mayor's Office
of Housing
Recovery
Operations

The Mayor's
Office to End
Domestic and
Gender-Based
Violence

INTRODUCTION

Housing our Neighbors: A Blueprint for Housing and Homelessness (the Blueprint) takes a comprehensive approach to the housing crisis in New York City, prioritizing access to affordable, high-quality housing for all New Yorkers, including but not limited to households experiencing homelessness, New York City Housing Authority (NYCHA) residents, families, single New Yorkers, renters, and homeowners. Increasing the supply of housing, affordable housing especially, is crucial to addressing the City's housing crisis. The strategies of the Blueprint have been executed with a keen focus on racial equity, a determination to serve the most vulnerable New Yorkers, and a comprehensive approach to help New Yorkers and their communities thrive.

Since the Blueprint's launch, dozens of City agencies and offices have collaborated to provide the housing solutions that New Yorkers need. This historic effort includes more than \$28 billion investment in the creation and preservation of affordable homes, including an investment of \$2 billion in capital funds across Fiscal 2025 and Fiscal 2026 to the Department of Housing Preservation and Development (HPD) and NYCHA's capital budgets. The Blueprint's strategies and initiatives are underway to meet its five core goals: transform NYCHA, address homelessness and housing instability, create and preserve affordable housing, improve the health and safety of New Yorkers, and reduce administrative burden. The following is an update on the progress made across these goals in Fiscal 2025.

TRANSFORM NYCHA

Transforming NYCHA is a major pillar of the City's plan to spur housing development and improve its housing stock. For too long, NYCHA was excluded from citywide housing plans, but recently the City has worked to both protect NYCHA units through innovative funding sources and to improve the quality of life for NYCHA residents. With over 350,000 of the lowest-income New Yorkers in its public housing and Permanent Affordability Commitment Together (PACT) portfolio, and an additional 169,000 low-income residents in its Section 8 voucher programs, NYCHA is a critical component of the City's affordable housing planning. With funding unlocked through PACT and the New York City Public Housing Preservation Trust, as well as through NYCHA's Comprehensive Modernization program, NYCHA is making much needed renovations to dramatically improve residents' quality of life while preserving their rights and protections and connecting them with employment opportunities. As such, Housing Our Neighbors charts a new approach to put NYCHA, the most critical piece of affordable housing infrastructure in New York City, at the top of the City's list of housing priorities and needs.

As part of efforts to transform NYCHA, NYCHA's Asset and Capital Management Division implemented improvements in planning and project management from Fiscal 2022 to Fiscal 2024 that led to an eight percentage-point increase in the percentage of active capital projects on schedule or with minor delay in Fiscal 2025. Also in Fiscal 2025, NYCHA converted

5,434 apartments to Project-Based Section 8 housing through PACT, a 46 percent increase from the previous fiscal year. To date, NYCHA has used the PACT program to convert 27,185 apartments at 101 developments, representing over \$7.95 billion in capital repairs across the City. Additional improvements in Fiscal 2025 include a drop in average days to complete maintenance work orders by 19% from 5.03 days in Fiscal 2024 to 4.06 days in Fiscal 2025. While still facing incredible challenges with the aging infrastructure and staggering capital needs, NYCHA has seen improvement for work order timeliness through stronger coordination and sequencing of work orders with Neighborhood Planners and Skilled Trade Teams. This includes better planning and scheduling, improved communication with residents, increased worker accountability and productivity, systems enhancement, and better data tools to increase transparency and facilitate performance monitoring. Additional progress in Fiscal 2025 includes:

Announced Financial Closings of PACT Modernization Projects Across the City

- **Frederick Samuel Apartments:** In September 2024, NYCHA and the New York City Housing Development Corporation (HDC) closed on the \$383.6 million PACT financing of Frederick Samuel Apartments in Harlem, Manhattan, in partnership with Minority-owned Business Enterprises (MBEs) Genesis Companies and Lemor Development Group. As a result, more than 1,200 residents living in 660 apartments across 40 residential buildings will benefit from comprehensive repairs, guaranteed affordability, and ongoing tenant protections. The project will also bring two dedicated social services staff who will be on site to assess residents' needs, connect them with resources and services, and provide community programming.
- **Boston Secor, Boston Road Plaza, and Middletown Plaza:** In October 2024, NYCHA and HDC closed on the \$419.6 million financing of the PACT project, with Beacon Communities, Kalel Companies, and MBD Community Housing Corporation, that will fund comprehensive repairs for nearly 1,600 residents, including nearly 600 seniors, living in 951 apartments across six buildings of the Boston Secor, Boston Road Plaza, and Middletown Plaza developments in the Bronx.
- **Manhattanville:** In December 2024, NYCHA closed on the \$222 million financing of the PACT project, with MBE Apex Building, Gilbane Development Company, and the non-profit organization West Harlem Group Assistance, which will fund comprehensive repairs for 2,900 residents living in 1,272 apartments across the Manhattanville campus in West Harlem, Manhattan. These repairs were also partially financed by capital generated by the sale of the campus' unused development rights to adjacent property owners.
- **Eastchester Gardens:** In March 2025, NYCHA closed on the \$391 million financing of the PACT project, with MDG Design + Construction, Infinite Horizons, and Wavecrest Management, that will fund comprehensive repairs for 1,850 residents living in 877 apartments across 10 residential buildings in the Eastchester Gardens campus in the Bronx.
- **Northwest Bronx Scattered Sites:** In June 2025, NYCHA closed on \$539.7 million financing of the PACT project, with Arker Companies, Dabar Development, Partners, a Minority and Woman-Owned Business Enterprise (M/WBE), and SBV RE Investments LLC, that will fund comprehensive repairs for 3,000 residents living in 1,669 apartments in 14 buildings across eight developments in the Bronx.

Mobilized Engagement for the NYCHA Preservation Programs

- **Coney Island Houses and Coney Island I:** In August 2024, NYCHA announced the results of two separate, simultaneous resident votes at Coney Island Houses and Coney Island I (Site 1B) developments in Brooklyn over whether to remain in the Section 9 program, convert to the PACT Program, or join the Public Housing Preservation Trust. Residents of the Coney Island Houses elected to keep their development under the traditional Section 9 model, and Coney Island I (Site 1B) residents elected to enter the Public Housing Preservation Trust.
- **Randal Avenue-Balcom Avenue and Throggs Neck Addition:** In March 2025, NYCHA kicked off the resident engagement process for two separate, simultaneous resident votes at Randal Avenue-Balcom Avenue and Throggs Neck Addition developments in the Bronx. In April 2024, it was announced that Randall Avenue-Balcom Avenue elected to enter the PACT program while residents of Throggs Neck Addition elected to keep their development under the traditional Section 9 model. NYCHA estimates it will take \$121 million for Randall Avenue-Balcom Avenue and nearly \$134 million for Throggs Neck addition to be brought into a state of good repair.

- Hylan Houses:** In August 2024, NYCHA kicked off the resident engagement process for the residents of Hylan Houses in Bushwick, Brooklyn, to vote on the available funding models to address repairs. The resident vote in November 2024 resulted in a tie between the Preservation Trust and PACT program. In February 2025, NYCHA held a tie-breaking runoff vote between the Trust and PACT, which resulted in a vote to join the Preservation Trust.

Performance Indicators	Agency	Actual					Target		Trend	
		FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
★ Active capital projects on track or with minor delays (%)	NYCHA	NA	NA	NA	67.2%	75.4%	75.0%	75.0%	NA	Up
PACT Portfolio — Developments preserved	NYCHA	17	8	4	25	14	*	*	Up	*
PACT Portfolio — Units preserved	NYCHA	1,718	5,909	2,597	3,728	5,434	9,000	9,000	Up	*
PACT Portfolio — Cumulative developments preserved	NYCHA	50	58	62	87	101	*	*	Up	*
PACT Portfolio — Cumulative units preserved	NYCHA	9,517	15,426	18,023	21,751	27,185	*	*	Up	*
Average time to complete maintenance work orders (days)	NYCHA	NA	8.10	6.23	5.03	4.06	*	7.00	NA	Down
Average time to complete skilled trades and vendor work orders (days)	NYCHA	NA	77.40	109.04	133.37	129.65	*	*	NA	Down
★ Units abated for lead	NYCHA	NA	621	3,267	5,037	5,295	↑	↑	NA	Up
★ Critical Indicator	⚙️ Equity Indicator	"NA" Not Available		↑↓ Directional Target		* None				

ADDRESS HOMELESSNESS AND HOUSING INSTABILITY

The City has made several recent investments to break the cycle of housing instability and homelessness throughout the five boroughs. With a committed effort to connect formerly homeless New Yorkers to permanent housing, providing rental assistance, and unveiling plans and opening shelters, the City has made key inroads to increase housing stability and prevent homelessness.

In Fiscal 2025, the Department of Homeless Services (DHS) helped 22,965 households move out of shelters and into permanent housing, 23 percent higher than last fiscal year. Efforts by DHS and their contracted shelter providers to expedite housing placements throughout the year helped to drive these increases, including the expansion of the City Fighting Homelessness and Eviction Prevention Supplement rental subsidy, or CityFHEPS. Additionally, in Fiscal 2025, HPD completed 2,324 units for homeless households, remaining relatively steady since Fiscal 2024. This figure includes 738 supportive units, a 17 percent decrease from the previous fiscal year. HPD continues to work proactively with its development partners to ensure the timeliness of project completion schedules, including those that serve homeless and supportive populations. Recent accomplishments include:

- Increased street outreach:** In August 2024, the City announced that the Street Homelessness Advocacy Project (SHAP) increased the percentage of homeless New Yorkers they are assisting in moving voluntarily off the streets and into some form of supportive programming from an approximate 33 percent success rate in the project's first year (Fiscal 2024) to almost 50 percent in its second year (Fiscal 2025). SHAP is a volunteer outreach initiative that aims to build relationships and provide direct support to those experiencing homelessness.
- Made it easier to replace aging and substandard shelters with high-quality facilities:** In August 2024, DSS, HDC, and SeaChange Capital Partners announced the disbursement of the first ever loan, totaling \$3.75 million, from the New York City Shelter Acquisition and Predevelopment Fund to the nonprofit shelter services provider Urban Resource Institute (URI). The loan will cover the acquisition and predevelopment expenses required for shelter development and allow URI to develop, own, and operate this state-of-the-art 84-unit shelter facility for families with children experiencing homelessness. The fund was first announced in Calendar 2023 to help nonprofit homeless service providers to build, own, and operate shelters.
- Cracked down on discrimination against tenants based on their source of income:** In August 2024, the NYC Commission on Human Rights (CCHR) announced the largest civil rights settlement in City history for a housing discrimination settlement against Parkchester Preservation Management that will hold the company accountable for discriminating against voucher holders. CCHR imposed \$1 million in civil penalties, the highest ever ordered for

violations under the housing provisions of the New York City Human Rights Law and secured 850 apartment units to be set aside for housing voucher holders, the most ever secured in a CCHR settlement.

- Committed to provide emergency rental assistance to NYCHA residents:** In October 2024, NYCHA announced two new programs to provide up to \$185 million in rental assistance to eligible residents with rent arrears. These programs, the COVID-19 Rental Assistance (CRA) Program and the HOME American Rescue Plan (HOME-ARP) Program, will provide up to \$35 million allocated by New York State and up to \$150 million awarded by the United States Department of Housing and Urban Development (HUD). NYCHA identified and kicked off outreach for nearly 61,500 potentially eligible households whose outstanding rental arrears total over \$370 million.
- Supported housing access for patients:** In August 2024, NYC Health and Hospitals (H+H) announced that more than 1,200 patients and their families found housing through H+H’s Housing for Health initiative. This initiative offers patients support in gathering key documents, filling out paperwork to apply for housing, identifying housing opportunities that they qualify for, visiting apartments, and transitioning into permanent housing. Patients who are housed through Housing for Health are placed in affordable or supportive housing and pay no more than 30 percent of their income towards rent. Additionally, in March 2025, H+H, alongside HPD, announced the opening of the Woodhull II Residence, a 93-unit apartment building that contains both supportive housing and affordable housing for H+H patients experiencing homelessness, as well as low-income seniors and other low-income New Yorkers.
- Created affordable housing for New Yorkers in the shelter system:** In September 2024, the Department of Social Services announced through their Affordable Housing Services (AHS) initiative, they were able to create 844 permanently affordable homes for New Yorkers in the shelter system utilizing CityFHEPS vouchers. This initiative helps non-profits purchase or enter long-term building-wide leases on affordable housing sites.
- Committed to linking mental health patients access to stable housing:** In January 2025, H+H announced its new Bridge to Home plan. This plan will provide patients with serious mental illness who lack housing with temporary housing for six months to a year. This temporary housing provides a single room, three meals a day, and structured recreation, behavioral health care, and medication management.

Performance Indicators	Agency	Actual					Target		Trend	
		FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
Households moving from shelters into permanent housing	DHS	14,226	12,754	14,973	18,629	22,965	*	*	Up	*
Units completed for homeless individuals and families	HPD	1,884	2,058	2,794	2,377	2,324	*	*	Up	*
Supportive units completed	HPD	998	907	1,346	886	738	*	*	Down	*

★ Critical Indicator ● Equity Indicator “NA” Not Available ⇅ Directional Target * None

CREATE AND PRESERVE AFFORDABLE HOUSING

In Fiscal 2025, HPD and HDC celebrated the opening of many new affordable housing projects as well as neighborhood plans that will boost opportunities for new housing. Along with partner City agencies, including the New York City Economic Development Corporation (EDC), NYCHA, DHS, DSS, the Department of City Planning (DCP), and the Department for the Aging (DFTA), the City’s housing development entities collaborated to produce thousands of affordable homes and associated community benefits.

In Fiscal 2025, the City financed 28,281 units of affordable housing, making it the highest annual production to date under this Administration and fourth highest ever in a fiscal year, driven by an increase in the production of 421-a units. The City also started 4,178 units of housing for the formerly homeless, a slight increase from Fiscal 2024, representing the most formerly homeless units produced in a fiscal year on record for HPD. HPD has broken this record for the third fiscal year in a row. Additionally, the City preserved 5,434 units through the PACT program in Fiscal 2025, a 46 percent increase from Fiscal 2024 due to the preservation of much larger buildings than in Fiscal 2024, contributing to the 15 percent increase in the number of affordable units created and preserved. Stabilization housing assistance starts, however, are down 31 percent from Fiscal 2024, at 8,650 in Fiscal 2025. Examples of progress from Fiscal 2025 include:

Invested in Creating and Preserving Affordable Housing

- **Made historic investments in financing housing production:** In July 2024, the City announced an investment of \$2 billion in capital funds across Fiscal 2025 and Fiscal 2026 to HPD and NYCHA'S capital budgets, adding to a record \$26 billion invested in housing capital in the City's 10-year plan to address the generational housing crisis. Also in July 2024, the City, the New York State Governor's office and the City Comptroller's office announced a \$500 million investment from the Battery Park City Authority's Joint Purpose Fund to build and maintain affordable housing across New York City. The Authority will disburse \$500 million in excess operating funds to New York City's Affordable Housing Accelerator Fund for the purpose of building affordable housing.
- **Streamlined the preservation of affordable housing:** In October 2024, HPD announced the Capital Partnership for Affordable Renovation Loan Program, a new pilot initiative to streamline the process for property owners seeking HPD financing. The program, in partnership with qualified lenders, Community Preservation Corporation (CPC) and the Local Initiatives Support Corporation (LISC), targets residential buildings with three or more units to expand HPD's capacity to assist owners seeking financing and empowers the lending partners to conduct preliminary screenings, eligibility assessments, and due diligence on behalf of the City. Additionally, in April 2025, HPD announced the re-launch of the Neighborhood Pillars Program. This popular program was relaunched to include a focus on providing financial resources, such as construction and permanent financing, and property exemptions, to target the acquisition and rehabilitation of physically and financially distressed buildings. The program will also now have a downpayment assistance fund to aid M/WBEs and non-profit entities in acquiring affordable housing.
- **Operationalized new State incentive programs:** In October 2024, the City and the New York State Governor's office announced that HPD had received developers' letters of intent to create approximately 650 buildings, representing 21,000 affordable units, under the extended 421-a tax incentive program. Similarly, in February 2025, HPD officially relaunched the newly reformed J-51 program, a program originally launched after World War II to address the housing shortage that is now called J-51 R, by opening applications and kicking off a three-month period for owners to apply. The J-51 R program provides tax relief to help finance the rehabilitation of their buildings in exchange for opting into rent stabilization and protecting rent levels.

Opened Hundreds of New Affordable Units Serving Formerly Homeless New Yorkers, Older Adults, and Low-Income Families

- **Bedford-Stuyvesant older adult housing:** In July 2024, HPD and nonprofit IMPACCT Brooklyn celebrated the opening of affordable housing in Bedford Stuyvesant, Brooklyn. The development builds on a \$36 million investment to provide affordable living for older New Yorkers, specifically for older adults at risk of homelessness, with 64 units of deeply affordable housing.
- **Mott Haven development on NYCHA grounds:** In July 2024, HPD and NYCHA celebrated the opening of affordable housing in the Mott Haven area of the Bronx. The development was built on underutilized land at the site of NYCHA's Betances VI campus. The development will provide 101 units of deeply affordable housing, including 70 homes for extremely low-, low-, and moderate-income New Yorkers, 30 apartments set aside for New Yorkers who have previously experienced homelessness, and 18 units reserved for NYCHA residents to receive priority housing.
- **Melrose affordable and supportive units:** In October 2024, HPD, HDC, NYCHA, and development partners Services for the UnderServed and Bronx Pro Group celebrated the opening of 171 affordable homes in the Melrose neighborhood of the South Bronx. A Passive House Certified development, Melrose North includes 103 supportive housing units for formerly homeless individuals and families.
- **Opening of the 1607 Surf Avenue development in Brooklyn:** In October 2024, HPD, HDC, and BFC Partners celebrated the grand opening of 1607 Surf Avenue in Brooklyn. The development brings 376 affordable homes to the community, as well as 11,000 square feet of retail space, 9,000 square feet of community space, and a 2,500-square-foot primary care facility operated by H+H. The multi-phased project is divided into three buildings that will collectively provide 1,300 affordable housing units.

- **Morris Heights affordable and supportive units:** In June 2025, HPD along with development partners Volunteers of America-Greater New York and Robert Sanborn Development celebrated the opening of 117 units of affordable and supportive homes in the Morris Heights neighborhood of the Bronx. The development will serve Bronxites who are 55 years old or older and will have both indoor and outdoor communal spaces, a rooftop terrace, and a courtyard.

Advanced and Announced Plans to Develop Affordable Housing, Invest in Communities, and Bring Lasting Positive Impacts to New York City Neighborhoods

- **Advanced the City of Yes for Housing Opportunity zoning change proposal:** In September 2024, the City celebrated the City Planning Commission's vote to approve "City of Yes for Housing Opportunity," a historic citywide zoning proposal to enable every community to help address the citywide housing crisis, and spur as many as 80,000 new homes over 15 years. The plan includes measures to eliminate mandates that parking spaces be constructed with new homes across a majority of the City; create additional affordable and supportive housing; facilitate the creation of accessory dwelling units across the City, allow three-, four-, or five-story apartment buildings on large lots near transit stops in lower density neighborhoods; and enable conversions of empty office buildings into homes for New Yorkers.
- **Cut red tape to create more efficient, effective, and equitable processes to deliver housing and assistance:** In August 2024, the City issued executive Order 43 of 2024, requiring City agencies to review their City-owned and controlled land for potential housing development sites. The executive order establishes the City Housing Activation Task Force, with representatives from mayoral agencies and other public entities. The Task Force will review land under the ownership and control of the City to identify potential sites for housing development, and develop guidelines to ensure agency policies promote housing production. Also in Fiscal 2025, NYCHA announced the launch of its Micro Purchase Prequalification List for Responsibility in October 2024, an essential initiative aimed at strengthening the process for micro purchase awards up to \$10,000. This program ensures that all vendors meet necessary standards for responsibility, and integrity, enhancing the efficiency and transparency of NYCHA's vendor selection process.
- **Expedited the conversion of office buildings to housing:** In Fiscal 2025, DCP's Office Conversion Accelerator continued to work to expedite the conversion of office buildings to housing. This includes the completion of 588 housing units at the Pearl House in the Financial District, Manhattan, which received its completed certificate of occupancy as well as the completion of 571 units at 55 Broad Street. Two additional projects in the Accelerator Program also started construction of what will be 1,125 units.
- **Bronx Metro-North Station Area Plan:** In August 2024, the City celebrated the New York City Council's approval of the Bronx Metro-North Station Area Plan, the first DCP-led neighborhood plan certified and approved under the current Administration. Designed to accompany four new Metro-North stations coming to Parkchester/Van Ness, Morris Park, Hunts Point, and Co-op City in the Bronx in 2027, the plan is expected to create approximately 7,000 homes, including permanently income-restricted affordable housing, and 10,000 permanent jobs, along with improved public spaces and enhanced access to mass transit.
- **New Stapleton Waterfront project on Staten Island:** In September 2024, the City broke ground on 12 acres of interconnected public open space on the New Stapleton Waterfront in Staten Island, a key progress marker in the City's North Shore Action Plan. As part of the plan, the City is transforming a 35-acre former United States naval base into a new mixed-use community on the New Stapleton Waterfront. The Waterfront will bring over 2,100 mixed-income residential units, 12 acres of interconnected public open space, and more.
- **Gansevoort Square mixed-income housing:** In October 2024, the City released its plan to transform 66,000 square feet at Gansevoort Square in Manhattan into as many as 600 mixed-income housing units. The development will be partially built on the lot of the Gansevoort Market Co-op and includes a new 11,200 square foot public open space and the opportunity for additional development on a 45,000 square foot space.
- **Jamaica Neighborhood Plan:** In March 2025, DCP kicked off the public review process for the Jamaica Neighborhood Plan, which would create an additional 12,000—including 4,000 permanently income-restricted units—across 230 blocks in Queens. In addition to significant infrastructure investments, the plan would also add 7,000 new jobs, better transit access, open space, and job training.

- **OneLIC Neighborhood Plan:** In April of 2025, DCP began the public review process for the OneLIC Neighborhood Plan, the largest residential rezoning in over two decades. The plan would bring 14,700 new units of housing, 3.5 million square feet of new commercial space, 14,400 new jobs, and a wide range of neighborhood investments to Long Island City in Queens. The plan builds on two years of robust engagement with the local community and stakeholders.
- **Atlantic Avenue Mixed-Use Plan:** In May 2025, DCP obtained approval for the Atlantic Avenue Mixed-Use Plan, a community-led proposal that will bring new housing, jobs, and infrastructure investments in central Brooklyn. The plan will result in an additional 4,600 new homes – including 1,440 permanently income-restricted, affordable homes – and 2,800 permanent new jobs to a roughly 21-block stretch of Atlantic Avenue in Brooklyn.
- **Midtown South Mixed-Use (MSMX) Plan:** In August 2025, DCP also received approval for the Midtown South Mixed-Use (MSMX) Plan, which will produce 9,700 homes, up to 2,800 of them permanently income-restricted and affordable, across 42 Manhattan blocks where housing was previously not permitted. With the State repeal of the Floor Area Ratio (FAR) cap, which limited the size of residential buildings, the City has been able to create new, high-density, mixed-use zoning districts with higher residential FARs that will allow for more housing, along with commercial and manufacturing uses.

Broke Ground on Thousands of New Affordable Units Across the City

- **Starhill Phase II affordable and supportive apartments in Morris Heights:** In July 2024, HPD, HDC, DCP, Services for the UnderServed and Bronx Pro Group LLC celebrated the groundbreaking ceremony for Starhill Phase II, an affordable and supportive housing redevelopment project in the Morris Heights neighborhood of the Bronx. Starhill Phase II will comprise 244 affordable apartments, including 74 supportive housing units for formerly homeless individuals and families with on-site supportive services provided by Services for the UnderServed.
- **Gail P. Duke Senior Residence in Brownsville:** In September 2024, HDC, HPD, DFTA, local elected officials, and members of the City’s clergy broke ground on the new Catholic Charities Gail P. Duke Senior Residence. This \$143.4 million sustainably designed development will provide 141 units of affordable apartments for low-income seniors with supportive services in the Brownsville neighborhood of Brooklyn.
- **Samaritan Daytop Village in the Bronx:** In December 2024, HPD in partnership with the HDC, DHS, the New York State Office of Temporary and Disability Assistance, and the Samaritan Daytop Village broke ground on Samaritan Daytop Village, a 422-unit permanently affordable, supportive, and transition housing project in the Bronx.
- **La Central Housing Development in Melrose:** In June 2025, HPD, along with the development team of BRP Companies, Hudson Companies, and J.P. Morgan broke ground on Phase II of the La Central Housing Development. This 420-unit project located in the Melrose neighborhood of the Bronx will also provide 63 supportive housing units for the formerly homeless.
- **Innovative Urban Village in East New York:** Also in June 2025, HPD and HDC celebrated the groundbreaking of Phase 1B of Innovative Urban Village in East New York alongside Gotham Development and the Christian Cultural Center in Brooklyn. The 450 new units of Phase 1B is the second phase of the Innovative Urban Village that will ultimately provide up to 2,000 units as well as community services, a world-class arts center, and a 24/7 child care facility.

Increase Opportunities for Affordable Homeownership

- **Helped low- and moderate-income homeowners stay in and maintain their homes:** In September 2024, HPD re-launched and expanded HomeFix as HomeFix 2.0, a homeownership assistance program to help low- and moderate-income homeowners throughout the five boroughs fund needed repairs and upgrades to their homes. Through a partnership with the Center for New York City Neighborhoods, HomeFix 2.0 aims to assist 450 homeowners over the next three years by offering expanded repairs and new opportunities for upgrading and fortifying homes. The City is also expanding assistance through low-cost loans to owners of one- to four-family homes and will help residents make essential improvements including green upgrades and repairs to make homes more resilient to environmental challenges.

- **Plus One Accessory Dwelling Unit (ADU) pilot:** In August 2024, the City announced a \$4 million grant to support the Plus One Accessory Dwelling Unit (ADU) pilot, which provides up to \$395,000 in funding to qualified homeowners through HPD and grant funding from New York State Homes and Community Renewal to build or convert an ADU, a small rentable dwelling unit, on their property. The added funding will allow up to 35 homeowners to add or convert a secondary home as permitted under current zoning. The funding also creates a central portal of resources to help New Yorkers add an ADU to their properties.
- **Small Homes Rehab-NYCHA program successes:** In October 2024, NYCHA, with HPD and the non-profit Restored Homes Housing Development Fund Corporation (HDFC), completed the rehabilitation of 19 homes that, through the Small Homes Rehab-NYCHA program, will provide affordable homeownership opportunities to low- and moderate-income families with three of the 19 properties set aside exclusively for NYCHA residents buying their first homes.
- **Expanding the HomeFirst Payment Assistance Program:** In January 2025, HPD announced an \$82 million investment to expand the HomeFirst Payment Assistance Program. This program provides qualified first-time homebuyers with up to \$100,000 toward the down payment or closing costs on a one- to four-family home in the five boroughs. This investment made it possible to expand eligibility beyond the prior limit of 80 percent of area median income (AMI) to families and individuals earning up to 120 percent of AMI.

Facilitated the Development of Hundreds of Units on City-Owned Land

- **Completed the City's "24 in '24" initiative, the City's Plan to advance 24 affordable housing project on public sites in 2024:** In October 2024, HPD released an RFP to transform a vacant City-owned parking lot along the waterfront in northern Manhattan's Inwood neighborhood. The project is expected to build over 500 affordable apartments, as well as create homes for thousands of New Yorkers, publicly accessible waterfront open space, opportunity for commercial use, and a Science, Technology, Engineering, and Math (STEM)-focused community facility. In December 2024, HPD also announced plans to redevelop a City-owned parking lot at 324 East 5th Street into 100 percent affordable housing, beginning with an extensive community engagement campaign for the new development project. The advancement of this project marked the City's completion of its goal of advancing 24 affordable housing projects in 2024.
- **Hillside Grove in Staten Island:** In December 2024, HPD announced it would be partnering with Volunteers of America-Greater New York, Spatial Equity Co., and Nehemiah Housing Development Fund Corporation (HDFC) to transform a Department of Sanitation (DSNY) garage into Hillside Grove, a mixed-use affordable housing development with 232 homes. This development opportunity awarded under the Jersey Street RFP will have a Passive Housing certification, a geothermal energy system, rooftop solar, and will utilize stormwater management and heat mitigation strategies including planting over 100 trees, green roofs, retention ponds, dry wells, porous pavement, and rainwater capture and storage.
- **Affordable housing development in Crotona Park East:** In March 2025, HPD announced the selection of The Doe Fund Inc., Xenolith Partners, and Ametrine Group to transform a City-owned empty lot into a 149-unit affordable housing project that will also have a 30,000 square foot state-of-the art recreation center operated by Asphalt Green, a non-profit dedicated to improving access to fitness and wellness. The residential portion of the building will also have a 14,000 square foot of green space accessible to all residents of the building.
- **Supportive housing in Morris Heights:** In April 2025, as a part of HPD's Supportive Housing request for qualifications (RFQ), HPD, in partnership with DSS, designated the development team of Bronxworks and Slate Property Group as the rehabilitation team to convert a homeless shelter at 1605 Nelson Avenue in the Bronx into 129 units of permanent supportive housing and a ground-floor early childhood education center that will serve both residents and the surrounding community. This marked the first designation of HPD's re-released 2023 Supportive Housing RFQ.

- **Third Act Apartments senior housing in Boerum Hill:** Also in April 2025, HPD selected Cornerstone Construction Group, St. Nicks Alliance, and Staton Street Development Partners as the development team to transform a 7,200 square foot parking lot into 68 units of newly affordable senior housing. This development, Third Act Apartments, will also have 1,700 square feet of commercial space that will be occupied by a local pharmacy and 1,000 square feet of community space.

Announced RFPs to Develop Thousands of Units

- **West Village affordable housing:** In February, HPD released an RFP in partnership with the Department of Environmental Protection (DEP) and the Department of Parks and Recreation (NYC Parks) to convert a vacant lot at 388 Hudson Street in the West Village. The project aims to transform an underutilized lot into hundreds of affordable housing units and a state-of-the-art recreation center for local residents in Lower Manhattan.
- **Grand Concourse Library and housing redevelopment:** In February 2025, HPD partnered with the New York Public Library (NYPL) to release an RFP to reconstruct the Grand Concourse Library into a brand-new library with affordable housing on top. This RFP is a part of the City's Living Libraries initiative that will focus on jointly development new libraries and housing to better support families in New York City.
- **Redevelopment of City offices at 100 Gold Street into housing:** In March 2025, HPD and EDC announced the release of an RFP to develop 100 Gold Street, home to HPD offices and several other City agencies, into over 1,000 mixed income units. Proceeds from the project will be used to relocate the building's existing older adult center. This project is a core component of the City's Manhattan Plan.
- **Long Island City mixed-income housing:** In June 2025, HPD announced they would be releasing an RFP for Hunter's Point South Parcel E, the sixth RFP in a larger plan to develop over 3,000 units and an 11-acre waterfront in the Long Island City neighborhood. This forthcoming mixed income project would create hundreds of units of housing at deeper levels of affordability.

Performance Indicators	Agency	Actual					Target		Trend	
		FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
★ Total affordable housing starts (units)	HPD	29,826	17,022	24,689	25,552	28,281	20,000	20,000	Neutral	*
PACT Portfolio — Units preserved	NYCHA	1,718	5,909	2,597	3,728	5,434	9,000	9,000	Up	*
Affordable units created and preserved	HPD & NYCHA	31,544	22,931	27,286	29,280	33,715	29,000	29,000	Up	*
New construction in limited affordability areas (%)	HPD	7.0%	7.0%	6.0%	11.0%	16.0%	*	*	Up	*
Preservation in limited affordability areas (%)	HPD	1.0%	4.0%	9.0%	2.0%	6.0%	*	*	Up	*
Extremely low income (0-30% Area Median Income) starts (%)	HPD	18%	22%	23%	21%	20%	*	*	Neutral	*
Extremely low income (0-30% Area Median Income) completions (%)	HPD	24%	17%	15%	19%	16%	*	*	Down	*
Units started for homeless individuals and families	HPD	2,859	2,305	3,581	4,126	4,178	*	*	Up	*
Supportive units started	HPD	1,408	1,216	2,004	2,147	1,962	*	*	Up	*
Total supportive housing units	HPD, HRA, & DOHMH	NA	27,233	32,966	36,094	38,566	*	*	NA	*
Supportive housing occupancy rate (%)	HPD, HRA, & DOHMH	NA	91.0%	94.0%	94.4%	94.7%	*	*	NA	*
Applicants approved for a new construction unit through the lottery	HPD	5,343	6,585	8,903	9,305	9,869	*	*	Up	*
Homeless households moved into affordable units	HPD	1,919	2,175	2,537	4,013	4,651	*	*	Up	*
Amount awarded to M/WBE contractors for completed affordable housing projects through the Build Up program (\$)	HPD	\$126,611,722	\$146,090,650	\$130,734,287	\$454,898,226	\$249,061,610	*	*	Up	*
Stabilization housing assistance starts (units)	HPD	NA	NA	15,060	12,566	8,650	*	*	NA	*
Additional housing starts (unrestricted units)	HPD	NA	NA	13,193	14,516	13,593	*	*	NA	*
★ Critical Indicator	● Equity Indicator	"NA" Not Available		↕↔ Directional Target	* None					

IMPROVE THE HEALTH AND SAFETY OF NEW YORKERS

As a social determinant of health, housing plays a vital role in health and safety outcomes. As part of the Housing Our Neighbors blueprint, the City has placed a focus on creating access to housing that is not just affordable but also high-quality, sustainable, and resilient. In Fiscal 2025, through strategies for housing design, neighborhood investment, community planning, and proactive code enforcement, the City has continued its strong efforts to address health inequities and keep New Yorkers safe in their homes. The median time for HPD to close non-emergency problems improved from 12 days in Fiscal 2024 to 10 days in Fiscal 2025 (a 17 percent reduction), due in part to a summer initiative in which HPD deployed inspectorial resources to multiple targeted zones across the City, addressing all categories of problems within those areas. Similarly, the City is making gains in lead-related hazards. In Calendar 2024, there were 3,289 children under the age of 18 with blood lead levels at or above five micrograms per deciliter, a decrease of almost five percent compared to Calendar 2023, and 2,600 children under the age of six with blood lead levels at or above five micrograms per deciliter, about seven percent less than in Calendar 2023. The decrease may be

due to multiple factors, including the Department of Health and Mental Hygiene’s continued focus on removal of lead hazards in homes, targeted community outreach, and follow-up care for affected children and families. Additional progress in Fiscal 2025 includes:

- Promoted initiatives to improve resident health outcomes:** In October 2024, NYCHA announced that it has surpassed 10,000 public housing apartments abated to be lead-free. With lead abatement as a key initiative of the 2019 agreement with HUD, NYCHA’s Healthy Homes Department is conducting lead-based paint testing at a rate of 700 to 800 apartments per week and abating at a rate of 300 to 400 apartments monthly, exceeding industry standards.
- Fast-tracked equitable decarbonization and beneficial electrification to serve low-income households:** In September 2024, the City created the GreenHOUSE Fund, a new fund to help building owners comply with Local Law 97 of 2019, a law mandating that residential buildings falling into certain categories decrease their emissions, and direct critical resources to help affordable housing developments afford emissions reduction projects. The fund takes the proceeds from offset purchases (which large buildings can buy instead of decarbonizing in the initial stages of Local Law 97’s deadlines) and directs them towards decarbonizing and electrifying affordable housing developments that would not otherwise be able to afford them.
- Promoted strategies to ensure safety for flood-prone apartments:** In September 2024, the City broke ground on the first Cloudburst project at the NYCHA South Jamaica Houses, which will keep nearly 3.5 million gallons of stormwater out of the sewer system each year. The program manages cloudbursts — sudden, heavy downpours — by using localized green stormwater infrastructure, open spaces, and other innovative methods of absorbing, storing, and transferring stormwater.
- Improved enforcement of housing violations:** In March 2025, HPD launched a new Certification Watchlist. This watchlist will identify properties where owners or agents have falsely certificated the correction of HPD-issued violations.

Performance Indicators	Agency	Actual					Target		Trend	
		FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
★ Unique housing maintenance problems requiring HPD response	HPD	466,570	583,312	597,620	702,132	694,831	*	*	Up	*
Unique housing maintenance problems closed	HPD	467,136	577,134	571,703	707,232	686,137	*	*	Up	*
Unique problems prompting lead-based paint hazard inspections	HPD	26,974	39,784	38,753	48,763	42,774	*	*	Up	*
Unique problems prompting lead-based paint hazard inspections closed	HPD	26,549	39,791	39,073	48,859	42,630	*	*	Up	*
★ Median time to close emergency problems (days)	HPD	4.0	4.0	4.0	3.0	3.0	↓	↓	Down	Down
★ Median time to close non-emergency problems (days)	HPD	13.0	13.0	13.0	12.0	10.0	↓	↓	Down	Down
★ Childhood blood lead levels — Number of children under the age of 18 with blood lead levels of 5 micrograms per deciliter or greater (CY) (preliminary)	DOHMH	3,015	3,036	3,243	3,456	3,289	↓	↓	Up	Down
Childhood blood lead levels — Number of children under the age of 6 with blood lead levels of 5 micrograms per deciliter or greater (CY) (preliminary)	DOHMH	2,603	2,557	2,713	2,803	2,600	*	*	Neutral	Down
★ Critical Indicator	● Equity Indicator	"NA" Not Available		↑↓ Directional Target		* None				

REDUCE ADMINISTRATIVE BURDEN

The City’s decades-long housing crisis requires policies that respond with urgency and help New Yorkers secure safe, quality housing as quickly as possible. Yet access to public assistance, rental subsidy vouchers, and affordable units often requires long and onerous processes involving extensive paperwork, in-person appointments, and valuable time. Housing Our Neighbors prioritizes changing this dynamic by redesigning systems and services to fit the needs and experiences of residents, rather than the internal bureaucracy of government.

In Fiscal 2025, HPD implemented a number of tech performance and usability improvements to the lottery system as well as programmatic updates to reduce administrative burden for all parties involved in the lease-up process. As a result, the median time to approve an applicant (household) for a lottery unit decreased by seven weeks compared to Fiscal 2024, to 142 days. Furthermore, the percent of applicants approved for a lottery unit within three months increased by eight percentage points.

In Fiscal 2025, the median time to lease up new construction homeless set-aside units increased by 20 percent compared to Fiscal 2024, to 235 days. Homeless set-aside units have complex qualification steps, particularly related to subsidy processing. Overall, subsidy processing for homeless referrals is an inter-agency process that can take several weeks. The City is working to expedite homeless placement timelines through developing more automated technology systems, intensive inter-agency coordination, and process and policy changes to reduce administrative burden.

In Fiscal 2025, the median time from completed Section 8 voucher application to voucher issuance was slower by 33 days, reaching 77 days compared to 44 last year. Similarly, the median time from voucher issuance to lease-up time increased to 142 days, compared to 81 days the prior year. This change was partly due to a shift in the types of vouchers issued: in Fiscal 2025 a larger portion of incoming households received Tenant-Based Vouchers, while in Fiscal 2024, most received Project-Based (PBV) vouchers. PBVs typically have faster processing and leasing times because eligible households are matched directly with available units and do not need to identify housing on their own. By contrast, Tenant-Based Voucher holders must search for and secure a rental unit on the private market, which adds time and complexity. Additional progress over Fiscal 2025 included filling more affordable housing units. DSS created vacancy management reports to more efficiently identify and target units for occupancy. Additionally, DHS and supportive housing providers focused on units with longstanding vacancies through open houses and outreach. DSS and DHS also partnered on a referral support project to reduce the number of individuals who did not attend their unit interview to further increase occupancy rates.

Performance Indicators	Agency	Actual					Target		Trend	
		FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
Lottery projects — Completed applicant approvals within six months (%)	HPD	54%	42%	32%	37%	41%	*	*	Down	*
Lottery projects — Median time to complete applicant approvals	HPD	168	171	262	202	210	*	*	Up	*
Lottery units — Applicants approved within three months (%)	HPD	56%	32%	21%	24%	32%	*	*	Down	*
★ Lottery units — Median time to approve an applicant	HPD	88	163	192	191	142	*	*	Up	*
★ Median time to lease-up a homeless placement set-aside new construction unit (days)	HPD	106	203	243	196	235	*	*	Up	*
Median time to lease-up a homeless placement voluntary new construction unit (days)	HPD	215	214	142	156	162	*	*	Down	*
Section 8 — Median time from completed application to voucher issuance (days)	HPD	26	26	57	44	77	*	*	Up	*
Section 8 — Median time from voucher issuance to lease up (days)	HPD	133	101	99	81	142	*	*	Neutral	*
Supportive housing — Median time from determination to referral (days)	HRA,HPD, & DOHMH	NA	100	78	59	63	*	*	NA	*
Supportive housing — Median time from viewing to move-in (days)	HRA,HPD, & DOHMH	NA	75	63	67	63	*	*	NA	*
Supportive housing — Median time from determination to move-in (days)	HRA,HPD, & DOHMH	NA	169	153	140	146	*	*	NA	*
★ Critical Indicator		● Equity Indicator		"NA" Not Available		↕ Directional Target		* None		

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

- Two new indicators, 'Additional housing starts (unrestricted units)' and 'Stabilization housing assistance starts (units),' were added to the 'Create and Preserve Affordable Housing' section. These new indicators reflect the impact of HPD's work beyond the direct financing of income restricted affordable housing. Through its close work with both public and private partners, HPD contributes to the development and preservation of housing that adds to the City's overall supply and improves stability in ways not captured in existing indicators.
- Several indicators were renamed in order to bring the indicators into alignment with new or existing indicators in agency chapters. These are:
 - The indicators 'New construction in low affordability areas (%)' and 'Preservation in in low affordability areas (%)' were renamed to 'New construction in limited affordability areas (%)' and 'Preservation in in limited affordability areas (%).'
 - The indicators 'PACT Portfolio — Total developments preserved' and 'PACT Portfolio — Total units preserved' were renamed to 'PACT Portfolio — Cumulative developments preserved' and 'PACT Portfolio — Cumulative units preserved.'
 - The indicators 'Childhood blood lead levels — Number of children under the age of 18 with blood lead levels of 5 micrograms per deciliter or greater (CY)' and 'Childhood blood lead levels — Number of children under the age of 6 with blood lead levels of 5 micrograms per deciliter or greater (CY)' were edited to 'Childhood blood lead levels — Number of children under the age of 18 with blood lead levels of 5 micrograms per deciliter or greater (CY) (preliminary)' and 'Childhood blood lead levels — Number of children under the age of 6 with blood lead levels of 5 micrograms per deciliter or greater (CY) (preliminary).'
 - The indicators 'Lottery units — Median time to approve an applicant' and 'Lottery units — Median time to complete applicant approvals' were edited to 'Lottery units — Median time to approve an applicant (days)' and 'Lottery units — Median time to complete applicant approvals (days).'
- Several indicators had data updated for previous years to reflect finalized information. These include:
 - 'Total affordable housing starts (units)' was updated from 25,689 to 25,552 for Fiscal 2024.
 - 'Extremely low income completions (%)' was updated from 16 to 19 for Fiscal 2024.
 - 'Supportive units started' was updated from 1,972 to 2,004 for Fiscal 2023, and from 2,155 to 2,147 for Fiscal 2024.
 - 'Supportive units completed' was updated from 1,275 to 1,346 for Fiscal 2023.
 - 'Units started for homeless individuals and families' was updated from 3,565 to 3,581 for Fiscal 2023.
 - 'Units completed for homeless individuals and families' from Goal 3c was updated from 1,940 to 1,884 for Fiscal 2021, from 1,981 to 2,058 for Fiscal 2022, and from 2,314 to 2,377 for Fiscal 2024.
 - 'PACT Portfolio — Cumulative units preserved' was updated from 18,018 to 18,023 for Fiscal 2023.

ADDITIONAL RESOURCES

For more information about these and additional initiatives underway, go to:

- Housing Our Neighbors: a Blueprint for Housing and Homelessness:
<https://www1.nyc.gov/site/hpd/about/housing-blueprint.page>

