

BAY STREET CORRIDOR NEIGHBORHOOD PLAN

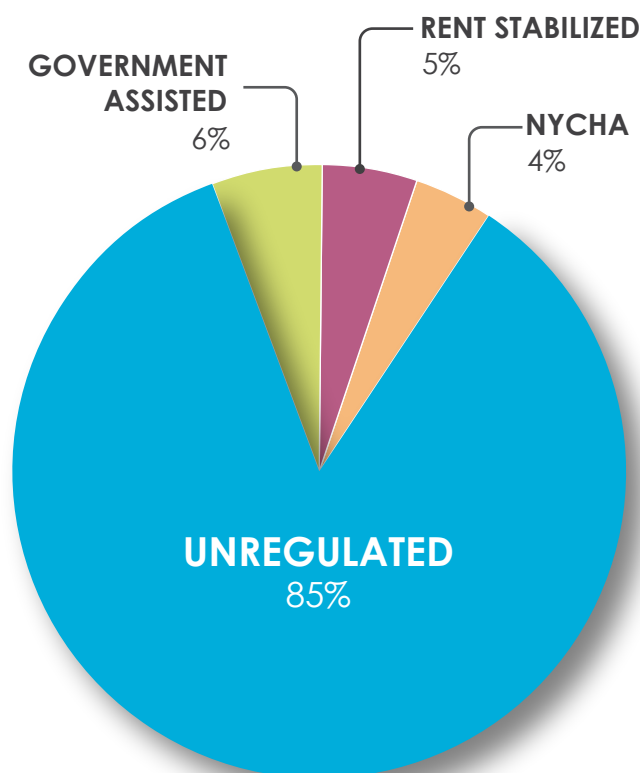
HOUSING STRATEGIES

As part of the Bay Street planning process, the NYC Department of Housing Preservation and Development (HPD), in partnership with community leaders, residents, and partner agencies, has created a draft housing plan for the corridor and surrounding neighborhoods. The vast majority of homes in Staten Island's North Shore are located in small, one- to four-family buildings. As a result, only a small proportion of the existing housing stock is subject to government regulations that control for affordability: approximately 15% of all homes on Staten Island are either rent stabilized, rent controlled, and/or receive some form of governmental assistance that limits the rents that can be charged.

While under Housing New York the Administration has made historic strides in building new affordable homes for low-, moderate-, and middle-income New Yorkers, the North Shore has seen very little affordable housing created in recent years. The implementation of the Mandatory Inclusionary Housing (MIH) program along Bay and Canal Streets will ensure that any new development includes permanently affordable homes. Combined with the continued redevelopment of the Stapleton waterfront, these initiatives have the potential to create hundreds of new affordable apartments.

At the same time, we must ensure that existing residents are protected from displacement. For that, the agency has prioritized a number of critical resources to protect renters and support homeowners in the face of market changes and other challenges.

REGULATORY STATUS OF HOMES IN THE NORTH SHORE



Approximate Total Housing Units: 61,707
Source: HPD Division of Research and Evaluation, 2014
Based on sub-borough area whose boundaries approximates Staten Island Community District 1

AFFORDABLE HOMES CREATED OR PRESERVED IN THE NORTH SHORE

Type	2003-13	2014-18	Total
New Construction	798	277	1,075
Preservation	1,063	1,452	2,515
Grand Total	1,861	1,729	3,590

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HOUSING STRATEGIES

1 PRESERVE EXISTING AFFORDABLE HOUSING

- Help low-income homeowners make important home repairs using HPD's new HomeFix program
- Address vacant and abandoned homes by enforcing the Zombie Law and intervening on problem properties
- Prevent harassment in rent regulated buildings by establishing a Certification of No Harassment Pilot Program
- Provide free legal representation to North Shore tenants
- Offer loans and tax incentives to building owners in exchange for keeping homes affordable

3 INCREASE ACCESS TO AFFORDABLE HOUSING

- Make it easier for residents to understand, prepare for, and complete the affordable housing application process
- Continue to remove barriers to qualifying for affordable housing; recent policy changes include:
 - Limiting rejection of applicants based on credit history alone
 - Ensuring that applicants can no longer be rejected just because they were taken to Housing Court
 - Introducing additional protections for domestic violence survivors

2 DEVELOP NEW AFFORDABLE HOUSING

- Implement Mandatory Inclusionary Housing (MIH) to require that all new residential development include permanently affordable homes
- Offer financing to incentivize the development of affordable housing that exceeds the minimum MIH requirements
- Prioritize the development of City-owned land with affordable housing and other community resources
- Explore and support Community Land Trust models
- Support mission-driven groups interested in developing affordable housing

4 PROMOTE ECONOMIC OPPORTUNITY

- Expand local hiring incentives in HPD-financed developments and connect North Shore residents to good jobs in the building trades through the HireNYC program
- Expand opportunities for Minority and Women-Owned Business Enterprises (M/WBEs) in the affordable housing development industry
- Ensure affordable housing development contributes to a healthy and diverse retail environment on Bay Street