

# HOUSING DEVELOPMENT + PRESERVATION

## ACTIVITY 1

During the summit's first breakout activity, participants feedback about housing issues in Bushwick was gathered. The first activity asked participants to weigh-in on how affordable housing should look on a public site including density, unit size, housing type, and type of community facility. In the second activity, participants gave comments and edits on the housing objectives and recommendations for the Bushwick Community Plan.

Summary of Results:



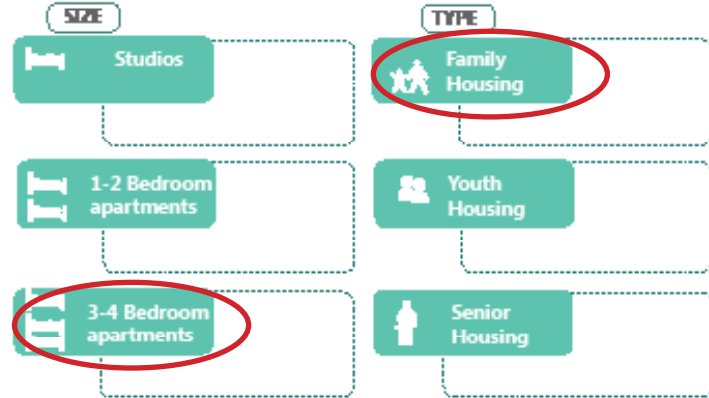
**MEDIUM DENSITY | R7A**

AMI	W. AME	W. INCOME	W. NET	UNITS
60%	\$48,960	\$1,121	20	
50%	\$40,800	\$917	7	
40%	\$32,640	\$713	7	
30%*	\$24,500	\$509	50	

**84 TOTAL UNITS**

### SIZE + TYPE OF AFFORDABLE HOUSING

Each participant gets 2 stickers. Place 1 sticker on the size and type of housing you think is most needed in Bushwick.



### TYPE OF COMMUNITY FACILITY

What type of community facility is most needed in Bushwick? Each participant gets 2 stickers. Place 1 sticker on each of your top 2 priorities.



## ACTIVITY 2

The second activity in the first breakout session asked participants to prioritize objectives and provide feedback on draft recommendations from the housing subcommittee. Not all groups were able to get to review the recommendations due to time limitations. However, all groups did prioritize the objectives. Below are the top three.

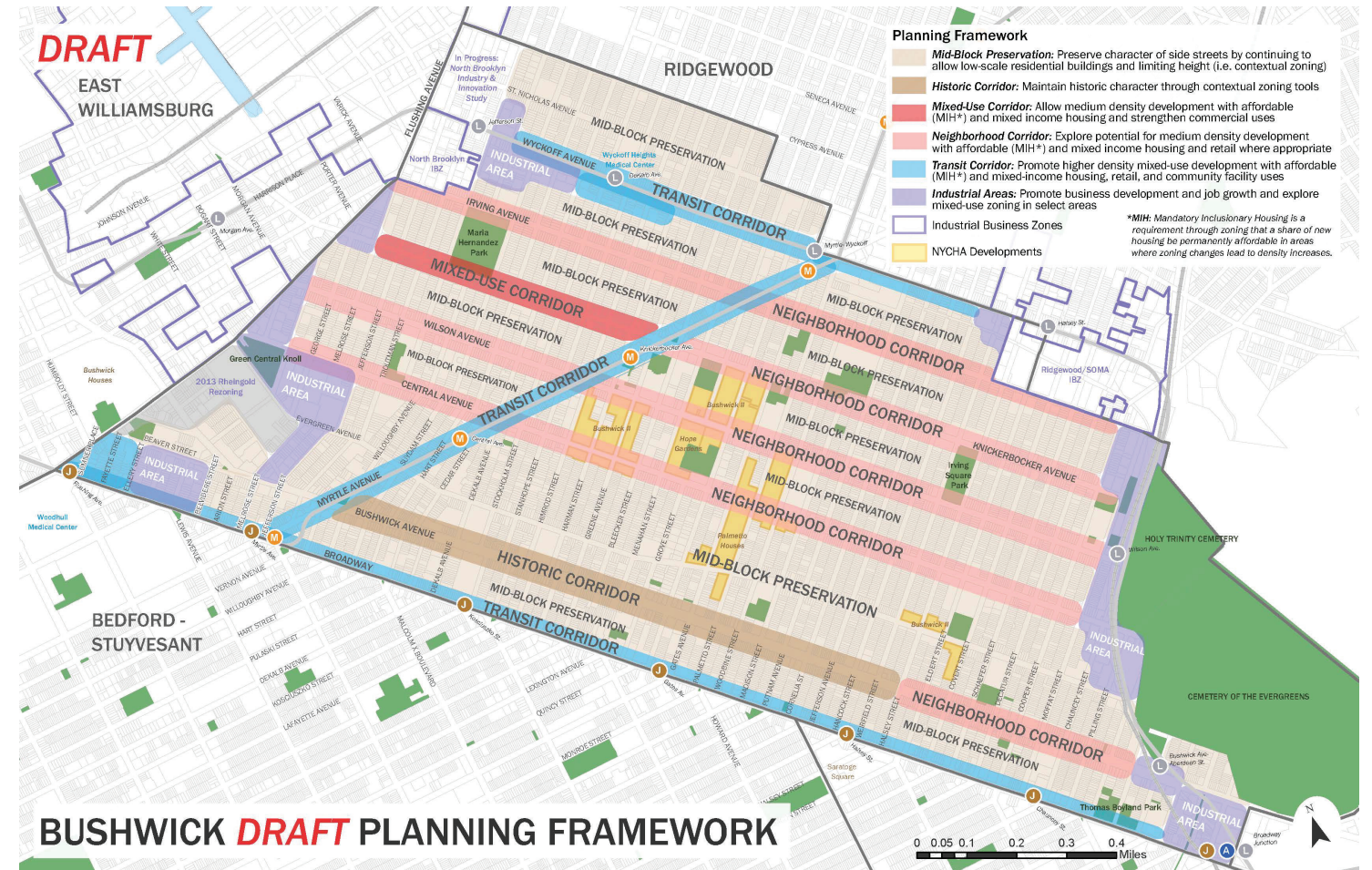
Summary of Results:

- #1 CREATE DEEPLY AFFORDABLE HOUSING.**  
Prioritize affordable housing development for Bushwick residents that earn at or below 30% of AMI (\$27,180 for a family of four OR over a third of total Bushwick population).
- #2 PREVENT DISPLACEMENT.**  
Expand anti-displacement measures and protect against speculative development.
- #3 CREATE NEW AFFORDABLE HOUSING.**  
Increase the total number of rent regulated and income-restricted apartments and homes in Bushwick.

# LAND USE AND ZONING

## ACTIVITY 1

During the Summit's afternoon workshop, we gathered feedback about land use and zoning issues. We broke out into discussion groups based on where in the neighborhood participants lived or worked. The first activity asked participants to weigh in on the Steering Committee's draft planning framework and discuss where new affordable housing could be developed, where they feel the existing neighborhood character should be preserved, and where they would like to see more commercial activity.



## ACTIVITY 2

During the second activity, we shared sketches of what specific sites could look like with changes to the zoning and asked participants to provide input about what they would like to see there in the future.



# NEXT STEPS FOR THE BUSHWICK COMMUNITY PLAN

## JOIN A SUBCOMMITTEE

During the Summit, interested participants were invited to join the housing and/or the land use and zoning subcommittees to be directly involved in the further development of the recommendations for those topics. On April 3, 2017, there will be a subcommittee orientation for individuals who have demonstrated interest in being deeply engaged.

## UPCOMING SUMMITS

The Bushwick Community Plan process will host three more large summits in the community. The summits are an opportunity for members of the Bushwick neighborhood to provide feedback and ideas to the draft recommendations from the BCP draft recommendations. The upcoming summit are below.



## YOUTH SUMMIT



## OPEN SPACE, TRANSPORTATION AND INFRASTRUCTURE



## ECONOMIC DEVELOPMENT, COMMUNITY HEALTH AND RESOURCES



For more information, please contact:  
bushwickplanning@gmail.com  
www.bushwickcommunityplan.org  
CM ESPINAL 718.642.8664  
CM REYNOSO 718.963.3141



# HOUSING AND LAND USE SUMMIT

Summary of the February 11, 2017 Housing and Land Use Summit

## OVERVIEW

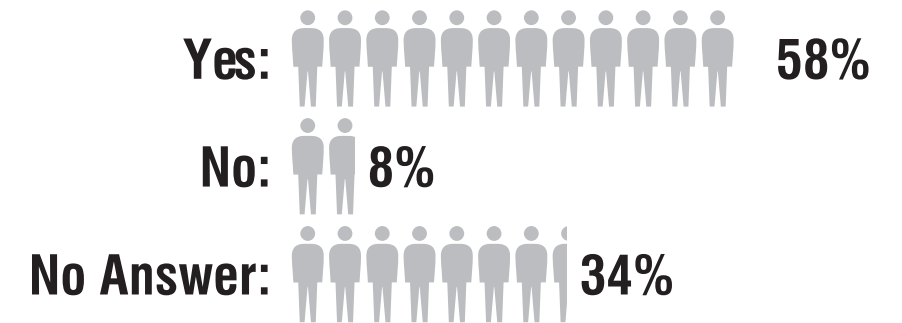
On Saturday, February 11th, 2017, more than 200 community members attended a Housing and Land Use Summit hosted by the Bushwick Community Plan Steering Committee, Council Members Antonio Reynoso and Rafael Espinal, and the Department of City Planning, and Department of Housing, Preservation, and Development. The workshop provided participants with an opportunity to learn about affordable housing and zoning and discuss the Steering Committee's draft planning framework and draft housing recommendations. In the interactive sessions, community members mapped out their vision for the future of the neighborhood, including where new affordable housing could be developed, where they feel the existing neighborhood character should be preserved, and where they would like to see more commercial activity.

## ATTENDANCE



\*not including children and 56-person facilitation staff

## Q: Are you a Bushwick Resident?



# HOUSING AND LAND USE SUMMIT- Feb. 2017



# FRAMEWORK (Feb. 2017)

**DRAFT**

EAST WILLIAMSBURG

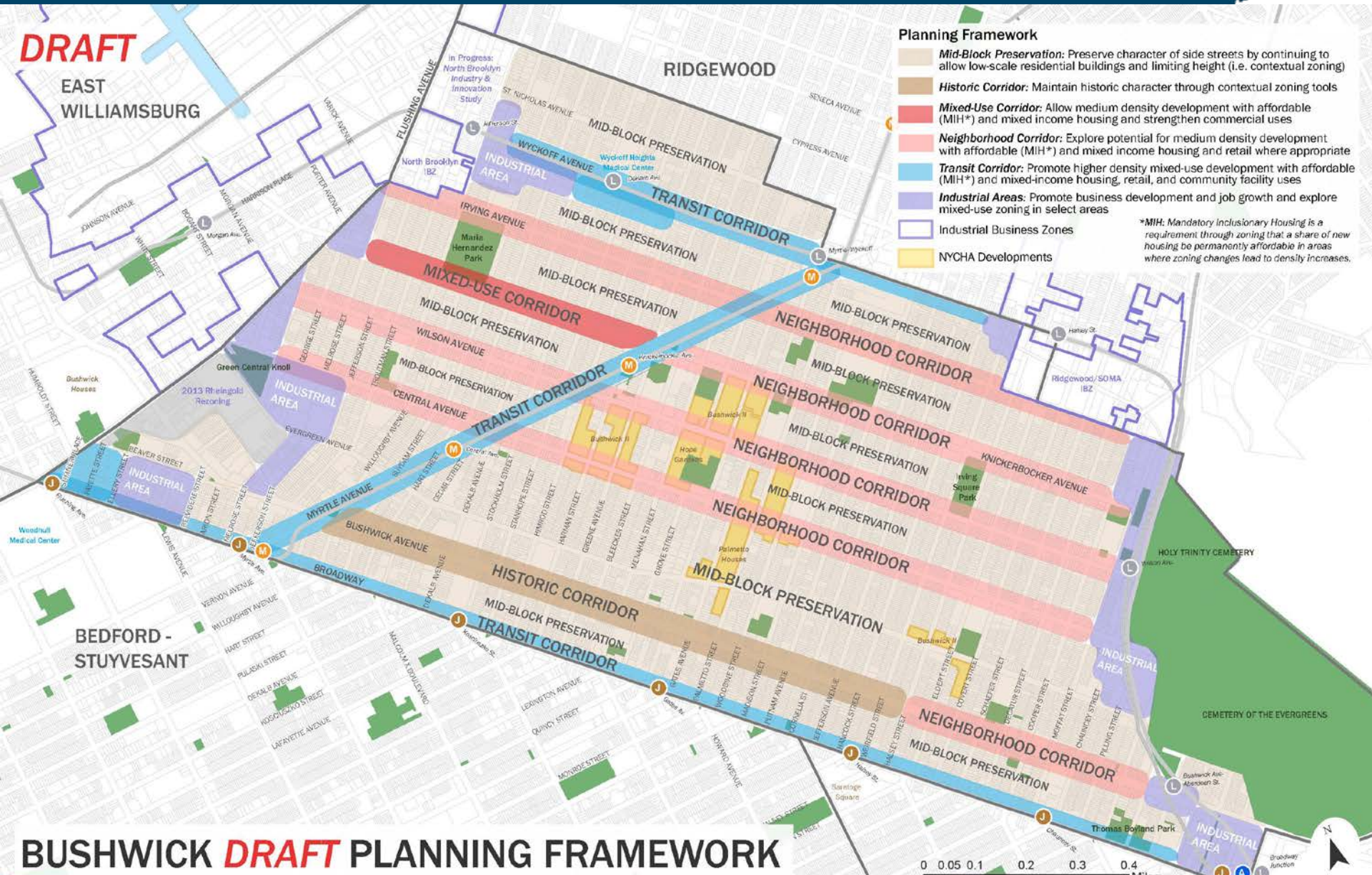
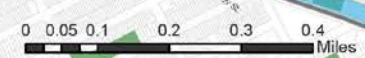
BEDFORD-STUYVESANT

RIDGEWOOD

### Planning Framework

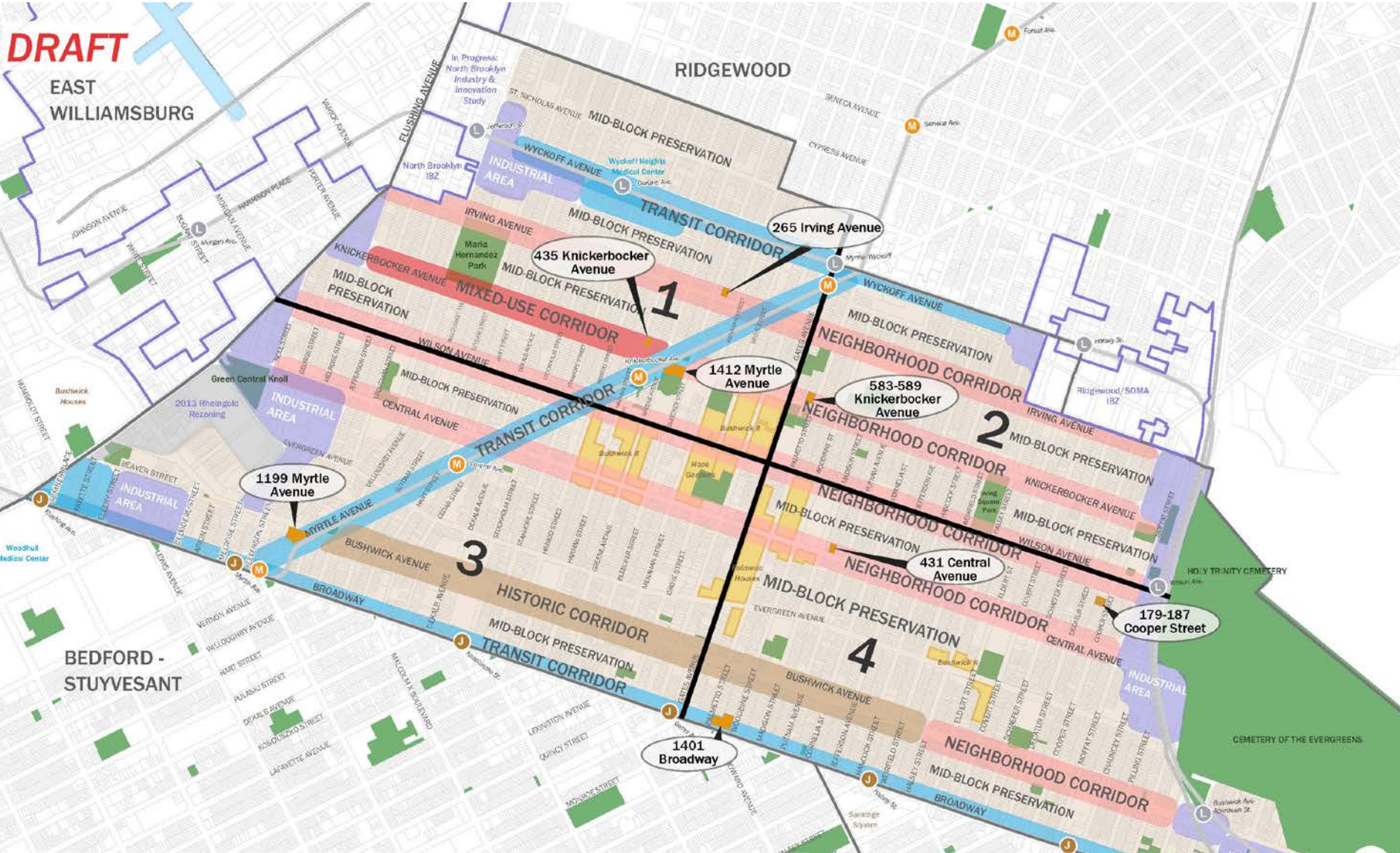
- Mid-Block Preservation:** Preserve character of side streets by continuing to allow low-scale residential buildings and limiting height (i.e. contextual zoning)
  - Historic Corridor:** Maintain historic character through contextual zoning tools
  - Mixed-Use Corridor:** Allow medium density development with affordable (MIH\*) and mixed income housing and strengthen commercial uses
  - Neighborhood Corridor:** Explore potential for medium density development with affordable (MIH\*) and mixed income housing and retail where appropriate
  - Transit Corridor:** Promote higher density mixed-use development with affordable (MIH\*) and mixed-income housing, retail, and community facility uses
  - Industrial Areas:** Promote business development and job growth and explore mixed-use zoning in select areas
  - Industrial Business Zones
  - NYCHA Developments
- \*MIH: Mandatory Inclusionary Housing is a requirement through zoning that a share of new housing be permanently affordable in areas where zoning changes lead to density increases.

## BUSHWICK **DRAFT** PLANNING FRAMEWORK

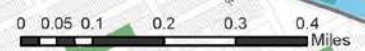


# SUMMIT ACTIVITY

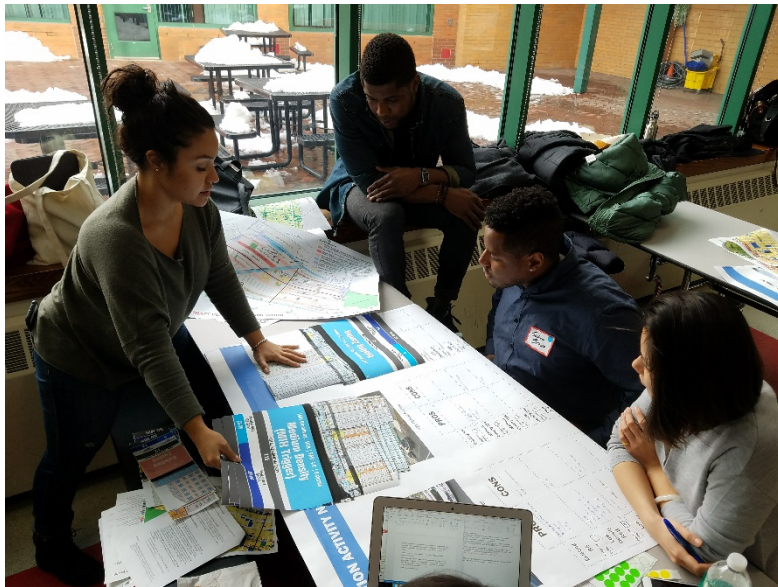
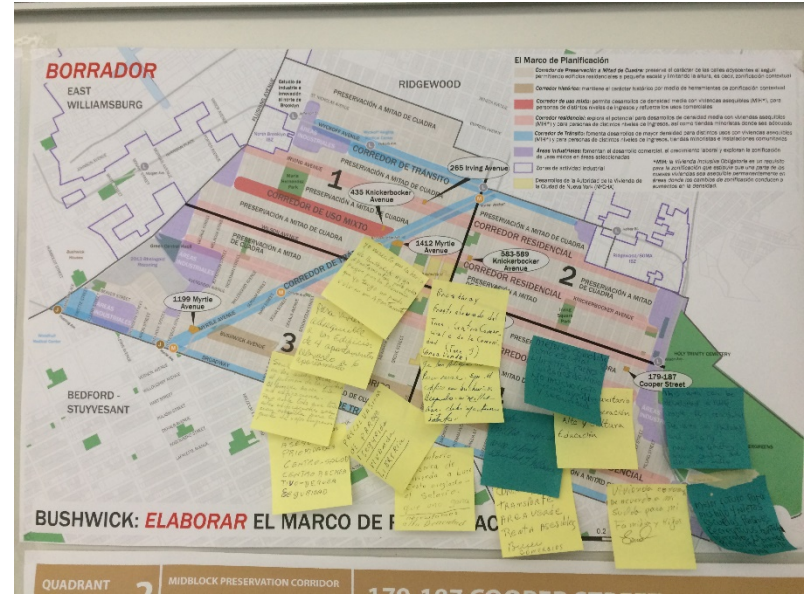
**DRAFT**



**BUSHWICK DRAFT PLANNING FRAMEWORK**



# SUMMIT ZONING VISUALIZATION ACTIVITY



# SUMMIT ZONING VISUALIZATION ACTIVITY

**QUADRANT 4 TRANSIT CORRIDOR**  
CORRIDOR DE TRÁNSITO

**1401 BROADWAY**

**NOTA**

LOCATION MAP | Mapa de Ubicación

PEDESTRIAN PERSPECTIVES | Vistas peatonales

EXISTING | Existente

AS-OF-RIGHT | A su alrededor

HIGH DENSITY | Alta densidad

1401 Broadway: RB | FAR: 4.8 | 15 pisos

Zonificación Existente

1401 Broadway: RTA | FAR: 7.2 | 14 pisos

Densidad (Activa)

1401 Broadway: RBA | FAR: 7.2 | 14 pisos

Alta Densidad 2

Propiedades	Total de Unidades Residenciales	Viviendas Asequibles (20-30%)	Tarifa de Mercado (80-70%)
64	115	23-35	115-101
64	195	39-59	156-136

Work with your group to think of pros and cons for each of the options above.  
Trabaja en grupo para pensar en los pros y contras de cada uno de las opciones que se muestran arriba.

Indica con tu check/visto bueno en la casilla con la opción de tu preferencia.



**QUADRANT 4 NEIGHBORHOOD CORRIDOR**  
CORRIDOR RESIDENCIAL

**431 CENTRAL AVENUE**

LOCATION MAP | Mapa de Ubicación

PEDESTRIAN PERSPECTIVES | Vistas peatonales

EXISTING | Existente

AS-OF-RIGHT | A su alrededor

HIGH DENSITY | Alta densidad

431 Central Avenue  
FAR: 1.5 | 3.5 pisos

Zonificación Existente

431 Central Avenue  
FAR: 1.5 | 3.5 pisos

Densidad Baja

431 Central Avenue  
FAR: 1.5 | 3.5 pisos

Densidad Media 1 (Activa MIH)

Propiedades	Total de Unidades Residenciales	Viviendas Asequibles (20-30%)	Tarifa de Mercado (80-70%)
12	15	0	15
12	19	4-6	15-13

Work with your group to think of pros and cons for each of the options above.  
Trabaja en grupo para pensar en los pros y contras de cada uno de las opciones que se muestran arriba.

Indica con tu check/visto bueno en la casilla con la opción de tu preferencia.










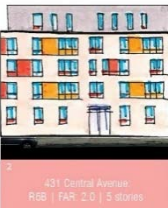
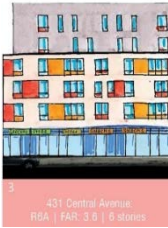



## Summit Take-Aways

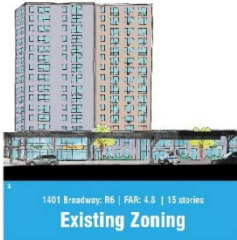
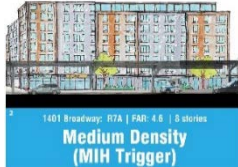
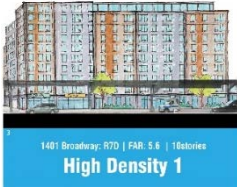
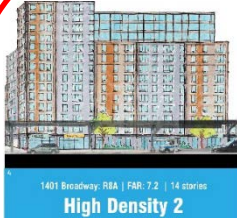


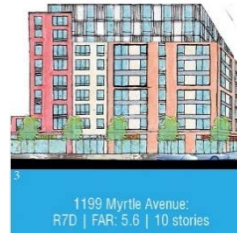
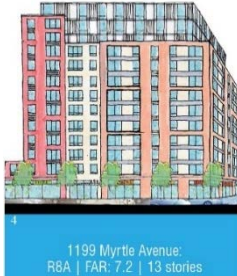

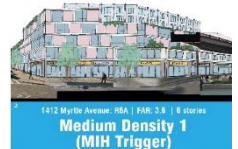
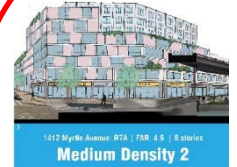
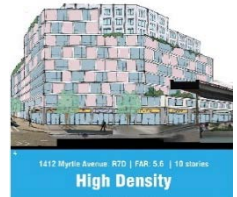
1. Strong desire to see contextual zoning on side streets that would limit heights and maintain existing character
2. Growth on neighborhood corridors should be moderate and focused at key sites
3. Growth on transit corridors should go beyond the minimum that would trigger MH



# NEIGHBORHOOD CORRIDORS – Group Voting Results

	R6	R6B	R6A	R7A	No-vote Groups	Total Groups
<b>583-589 Knickerbocker Ave</b>	 <p>1 583-589 Knickerbocker Avenue R6   FAR: 2.43   7 stories</p> <p><b>0</b></p>	 <p>2 583-589 Knickerbocker Avenue R6B   FAR: 2   4 stories</p> <p><b>0</b></p>	 <p>3 583-589 Knickerbocker Avenue R6A   FAR: 3.9   7 stories</p> <p><b>3</b></p>	 <p>4 583-589 Knickerbocker Avenue R7A   FAR: 4.6   9 stories</p> <p><b>0</b></p>	<b>0</b>	<b>3</b>
<b>265 Irving Ave</b>	 <p>1 265 Irving Avenue R6   FAR: 2   5 stories</p> <p><b>0</b></p>	 <p>2 265 Irving Avenue R6B   FAR: 2.1   4 stories</p> <p><b>0</b></p>	 <p>3 265 Irving Avenue R6A   FAR: 3.6   6 stories</p> <p><b>1</b></p>	 <p>4 265 Irving Avenue R7A   FAR: 4.6   6 stories</p> <p><b>1</b></p>	<b>0</b>	<b>2</b>
<b>431 Central Ave</b>	 <p>1 431 Central Avenue R6   FAR: 2.43   6 stories</p> <p><b>0</b></p>	 <p>2 431 Central Avenue R6B   FAR: 2.0   5 stories</p> <p><b>0</b></p>	 <p>3 431 Central Avenue R6A   FAR: 3.6   6 stories</p> <p><b>2</b></p>	 <p>4 431 Central Avenue R7A   FAR: 4.6   6 stories</p> <p><b>1</b></p>	<b>4</b>	<b>7</b>

# TRANSIT CORRIDORS – GROUP VOTING RESULTS

	R6/C8	R7A	R7D	R8A	No-Vote Groups	Groups Total
<b>1401 Broadway</b>	 <p>1401 Broadway: R6   FAR: 4.4   15 stories <b>Existing Zoning</b></p> <p>0</p>	 <p>1401 Broadway: R7A   FAR: 4.6   8 stories <b>Medium Density (MIH Trigger)</b></p> <p>0</p>	 <p>1401 Broadway: R7D   FAR: 5.6   18 stories <b>High Density 1</b></p> <p>2</p>	 <p>1401 Broadway: R8A   FAR: 7.2   14 stories <b>High Density 2</b></p> <p>2</p>	0	4
<b>1199 Myrtle Ave</b>	 <p>1199 Myrtle Avenue: C8-1   FAR: 1.0   2 stories</p> <p>0</p>	 <p>1199 Myrtle Avenue: R7A   FAR: 4.6   8 stories</p> <p>1</p>	 <p>1199 Myrtle Avenue: R7D   FAR: 5.6   10 stories</p> <p>1</p>	 <p>1199 Myrtle Avenue: R8A   FAR: 7.2   13 stories</p> <p>1</p>	0	3
<b>1412 Myrtle Ave</b>	 <p>1412 Myrtle Avenue: R6   FAR: 4.5   11 stories <b>Existing Zoning</b></p> <p>0</p>	 <p>1412 Myrtle Avenue: R6A   FAR: 3.8   6 stories <b>Medium Density 1 (MIH Trigger)</b></p> <p>2</p>	 <p>1412 Myrtle Avenue: R7A   FAR: 4.5   8 stories <b>Medium Density 2</b></p> <p>2</p>	 <p>1412 Myrtle Avenue: R7D   FAR: 5.6   10 stories <b>High Density</b></p> <p>1</p>	4	9*

\*2 no-vote groups were tied between R6A and R7A

# HOUSING DEVELOPMENT AND PRESERVATION

Results from the February 11, 2017 Housing and Land Use Summit

During the summit's first workshop, we gathered feedback about housing issues in Bushwick. The first activity asked participants to weigh-in on how affordable housing should look on a public site including density, unit size, housing type, and type of community facility. In the second activity, participants gave comments and edits on the housing objectives and recommendations for the Bushwick Community Plan.

## ATTENDANCE

Sign-in sheets:  
**186** Note: not everyone signed-in

Head count:  
**242** including 91 in Spanish Groups

\*both not including children and 56-person facilitation staff

### Q: Are you a Bushwick Resident?

Yes: 58%

No: 8%

No Answer: 34%



## HOUSING ACTIVITY 1 PUBLIC SITE, 1531 BROADWAY

Results summary:

medium density

3-4 bedroom units

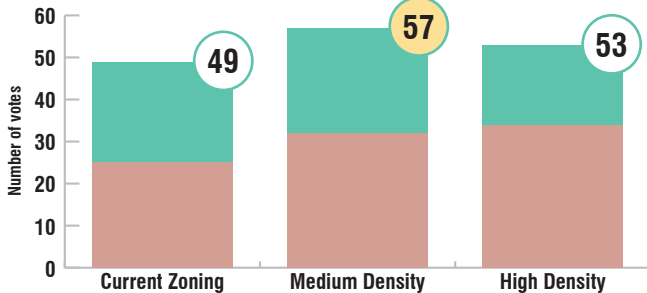
family housing

community center

Legend: Spanish Group Votes English Group Votes

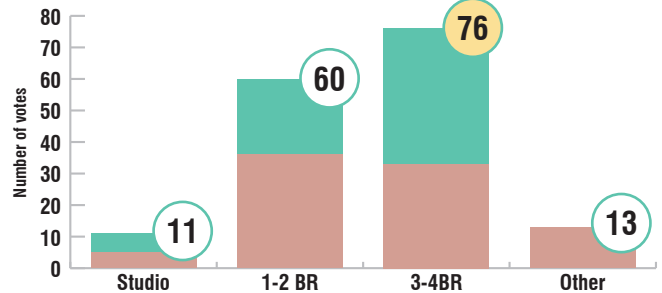
### Density Options

159 total votes



### Size of Units

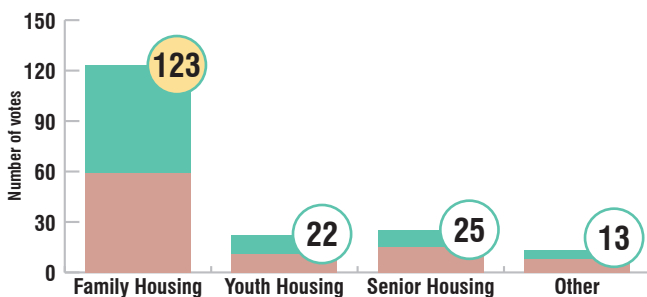
160 total votes



Others: 2-3 bedroom; 1-3 bedroom

### Type of Affordable Housing

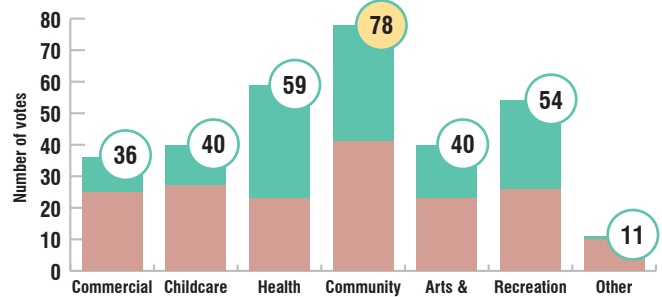
183 total votes



Others: mixed, disabilities, social services entitlement, section 8, students, homeless, transitioning from homeless shelters, multi-generational

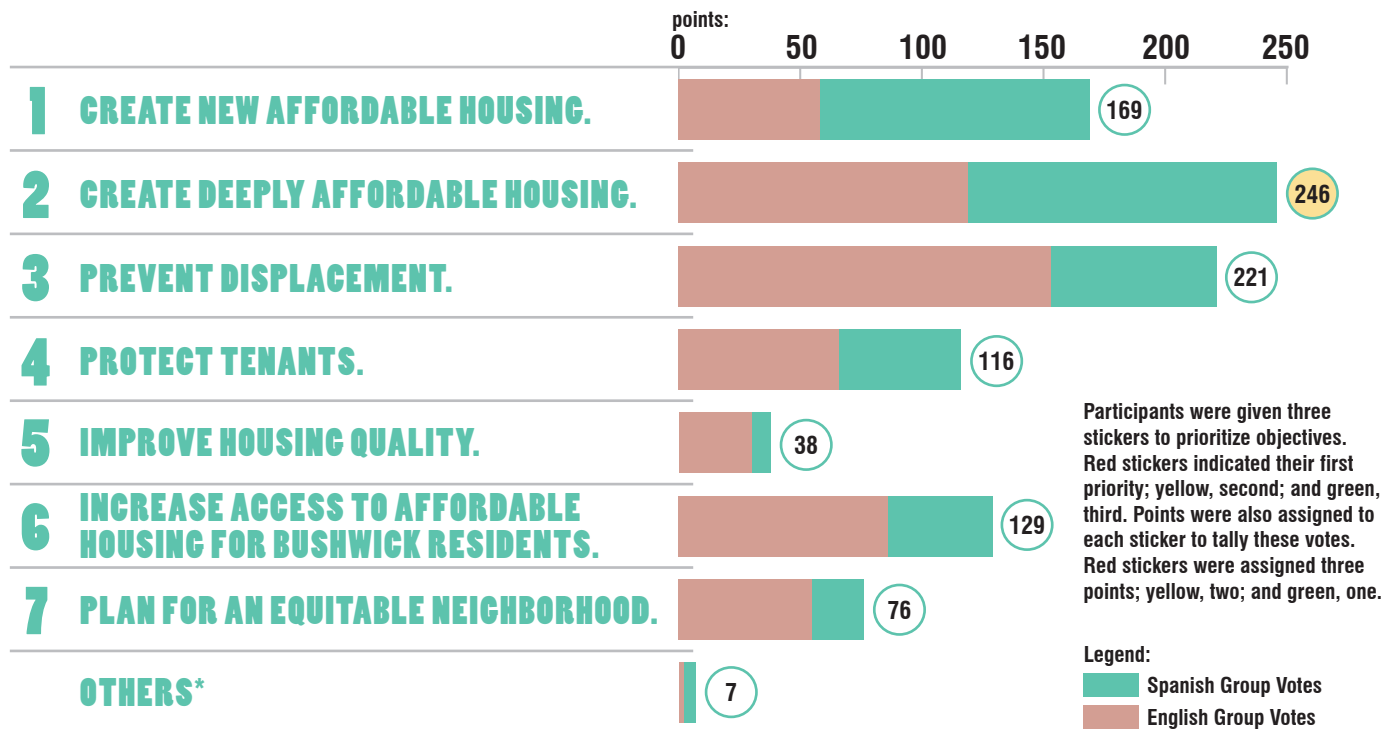
### Type of Community Facility

318 total votes (2 votes per person)



Others: laundromat, police and community watch, youth center, commercial space with ground floor retail, nonprofit space, urban garden, family activities, library, mental health care, special needs

# HOUSING ACTIVITY 2A: OBJECTIVES



\*Sustainable passive housing; preserve existing affordable housing; no rezoning; preservation of public land for public good and not let the market take it; prevent buyout - make it illegal to buyout; LL/Tenant education on how to maintain units; City currently thinking about CLT model for its owned land. Could this potentially be included if a model is agreed upon by HPD?

# HOUSING ACTIVITY 2B: RECOMMENDATIONS

Showing comments on top three objectives (2, 3, and 1)

Note: 2 English groups and 2 Spanish groups did not have data for this activity.

## OBJ. 2: CREATE DEEPLY AFFORDABLE HOUSING.

Prioritize affordable housing development for Bushwick residents that earn at or below 30% of AMI (\$27,180 for a family of four OR over a third of total Bushwick population).

General comments:

- MIH % breakdowns are not adequate for bushwick community
- Community land trust/bank
- Address private land sales, somehow require % affordability (MOU, etc)
- [There] needs to be an extra option added to MIH (maybe if commercial overlay is added/mandated, more affordable units)
- City Council funding (Reso A) for more affordable units
- For affordable units, tie the rent of the unit to the price at signing of lease.
- No requirement for a social security number
- Consider application process
- Transfer power to tenants
- Transfer incentives to tenants (not the owner - section 8)

A. Choose MIH options 1 and 3 to maximize number of low-income units.

Edits and concerns: without the \$81,600 option; more than 25% affordable at least 30% 24,500-40,800 income spread of option 3 with more units; not enough units.

B. Encourage developers to reach deeper affordability levels by adding city financing to MIH projects.

Edits and concerns: only nonprofit developers

C. Tie tax abatements to deeper affordability for developers building MIH housing.

Edits and concerns: don't they [developers] already get enough tax credits?

# OBJ. 3: PREVENT DISPLACEMENT.

Expand anti-displacement measures and protect against speculative development.

## General comments:

- Stronger laws and enforcement against tenant harrasment
- How do we stop landlords from harrasing tenants?
- Higher tax abatement for higher number of affordable units
- Change rules regarding vacancy leases
- [Create] cease and desist zone to protect homeowners from harrasment
- Lack of enforcement of properties getting subsidies
- Fines increased to a level that is really deterrent

## A. Increase funding for anti-displacement legal services in Bushwick.

Edits and concerns: notify all tenants if they are in a rent stabilized unit

## B. Work to bring existing affordable housing into regulatory agreements.

Edits and concerns: notify all tenants if they are in a rent stabilized unit; “bring existing” needs more clarification; needs to be more prescriptive

## C. Provide additional funding and training for local organizations that conduct tenant protection activities throughout Bushwick, including in NYCHA housing.

## D. Use the tax lien sale as leverage for the development and preservation of affordable housing where possible.

Edits and concerns: referring to tax lien sale - selling debt to bank seems counter to objective; even if controversial, the city should look in to D (tax lien)

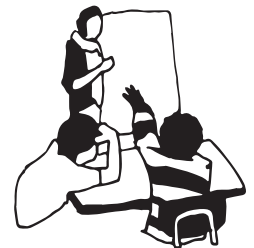
## E. Support the creation of a Good Neighbor Program wherein homeowners can receive tax credits or other incentives for keeping rents affordable in their buildings.

Edits and concerns: tax abatement helps families; only individual homeowners (not corporate holdings or LLC)

## F. Establish a Flip Fee to impose a steep, graduated tax on purchasers who sell properties within 3 years to discourage flipping, which drives up prices of home sales and rents.

Edits and concerns: I would like to see the time to sell from 3 year to at least 10 years before selling

## G. Establish a tax credit for low-income renters of 1-3 unit buildings.



# OBJ. 1: CREATE NEW AFFORDABLE HOUSING.

Increase the total number of rent regulated and income-restricted apartments and homes in Bushwick.

## General comments:

- Increase city funding for non-profit acquisition of private sites for affordable development
- Consideration of cooperative/CLT models that take land off private market

## A. Re-develop underutilized city-owned sites as 100% affordable housing, local retail and community facilities.

## B. Prioritize development by non-profits on city-owned sites.

Edits and concerns: city financing so nonprofits could compete for developing of land

## C. Consider higher density zoning on city-owned sites to maximize the total number of affordable units that are developed.

Edits and concerns: how “to maximize total number”; distribution/concentration vs. scarcity areas; cannot assume that we all agree on high density tall buildings

## D. Explore options beyond HPD’s existing programs for deep affordability on city-owned sites.

## E. Expand affordable homeownership opportunities for Bushwick residents earning below 100% of AMI (\$81,600 for a family of three).

# REST OF OBJECTIVES

## OBJ. 4: PROTECT TENANTS.

Enforce regulatory agreements and increase the stock of regulated housing.

General comments:

- Provide protection for 1-3 unit buildings
- Transfer of restricted projects to nonprofit CBOs and extended affordability, require landlords to prove anti-harrassment (burden of them, not the tenants)
- Elder homeowner advocacy (tenant harrassment, difficul tenants, etc.)
- How to be a good neighbor training
- Provide/fund legal services for tenants
- Designate landlording
- Small homeowner land lord support vs large commercial land lord support

A. Ensure the enforcement of existing regulatory agreements.

B. Make regulatory agreements more accessible to the public, and provide annual reports to the Community Board and City Council.

C. Expand local Housing Task Force that pairs local groups with City agencies to identify and address urgent housing quality and tenant protection issues.

D. Include anti-harassment provisions and tenant protections into the zoning text district-wide.

E. End construction as harassment.

Edits and concerns: Is this only within the building? What if its a neighboring property? 311? What else?

## OBJ. 5: IMPROVE QUALITY HOUSING.

Ensure the development of healthy, high quality new homes and increase DOB and HPD code enforcement of existing homes.

General comments:

- Capital improvements or passive housing retrofits costs should not be passed on to tenants through rent increases
- plans for small underdeveloped or undevelopable lots - non conforming city owned lots should be sold (to adjacent owners)

A. Increase housing code enforcement with a focus on indoor air quality.

B. Expand the East New York accessory dwelling unit (ADU) pilot program – work with renters and owners to legalize basement, attic and other non-conforming conversions.

C. Expand local Housing Task Force that pairs local groups with City agencies to identify and address urgent housing quality and tenant protection issues.

# OBJ. 6: INCREASE ACCESS TO AFFORDABLE HOUSING FOR BUSHWICK RESIDENTS.

Work to ensure that Bushwick residents are prepared to apply for and are not excluded from any new affordable housing.

## General comments:

- Educating them on its process
- Stations with laptops to help people apply at NYCHA campuses
- Legal help online
- Job reference instead of credit
- Amended application with job history instead of credit
- Credit score not fair - why not get reference instead?
- How are poeple getting information?
- The website is long overdue.
- Not everybody uses the web.
- Are there records on developer histories?
- Education is very important.
- Understand historical trends of millienials coming. This is not just us vs. them vs. trends
- Any one that has left should be able to come back.

**A. Proactively remove barriers to participation in affordable housing advertisement, lotteries, interviews, etc. by holding information sessions in both English and Spanish with multi-lingual interpreters and trained advocates on hand to assist applicants.**

**Edits and concerns: CUFFH does this.**

**B. Encourage developers using HPD subsidies to re-define threshold requirements for affordable housing applicants including income verification methods, credit score, eviction history and/or conviction for non-violent offenses.**

**Edits and concerns: Redefine it. How?**

**C. Extend definition of community preference (right to return for displaced residents).**

**Edits and concerns: Very important!**

# OBJ. 7: PLAN FOR AN EQUITABLE NEIGHBORHOOD.

Promote development that serves the diverse needs of existing Bushwick residents.

## General comments:

- Government outreach
- Affordable retail
- Food coop

**A. Ensure that the tool used to predict the impacts of a re-zoning includes an analysis of secondary displacement – when new development or gentrification triggers rising rents causing existing, lower-income families to relocate – and a specific focus on public health impacts (EIS + HIA).**

**B. Prioritize development proposals by non-profits/local groups on city-owned sites.**

**C. Encourage developers to meet local hiring goals, partner with labor unions and pre-apprenticeship programs, and to work with local organizations to fill construction, maintenance, security and other jobs related to housing development and management (i.e. award points in RFPs, increase subsidy amounts, etc.).**



# BUSHWICK

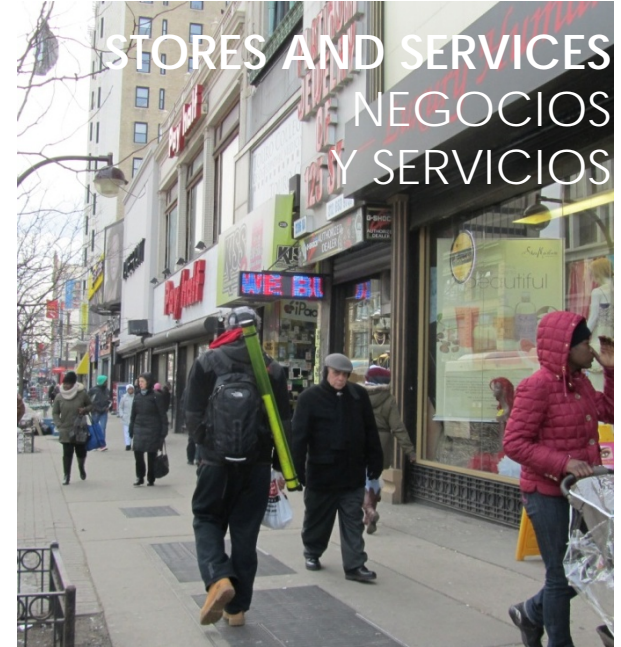
## Zoning 101/Zonificación 101



## HOUSING VIVIENDA



## STORES AND SERVICES NEGOCIOS Y SERVICIOS



## TRANSIT & SAFE STREETS TRANSPORTE Y CALLES SEGURAS



## JOBS EMPLEOS

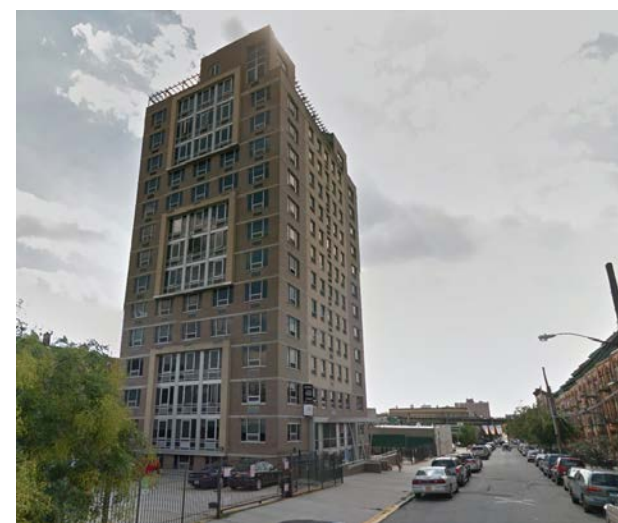


## PARKS PARQUES



What is **ZONING**? ¿Qué es la ZONIFICACIÓN?

*What can be built where? ¿Qué se puede construir y en dónde?*



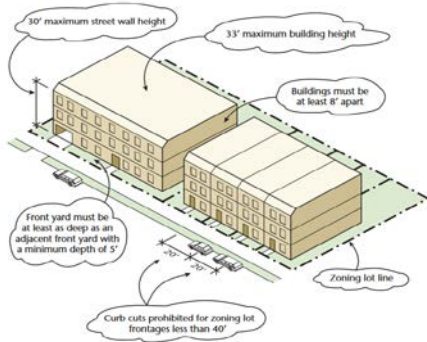
## Zoning regulates USE/ La zonificación regula el uso



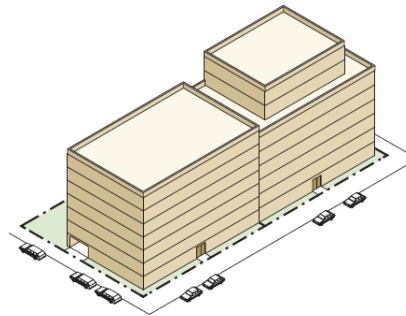
*The majority of zoning districts allow a mix of land uses  
La mayoría de los distritos permiten una mezcla de usos de suelo.*

Zoning regulates BUILDING FORM/ La zonificación regula el volumen  
building size, shape, and density/ Tamaño, forma y densidad de los edificios

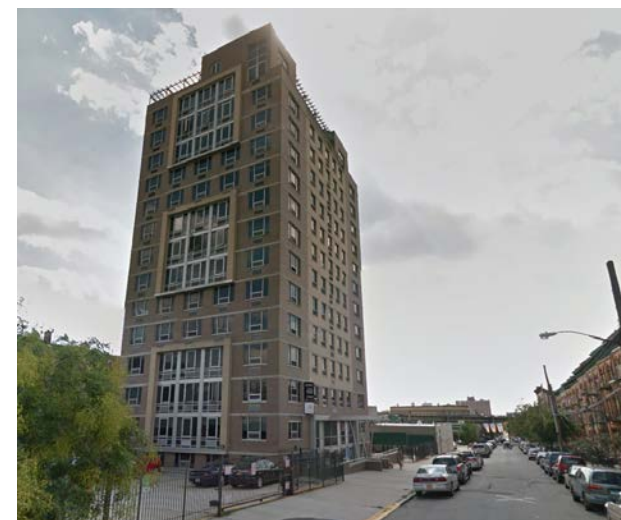
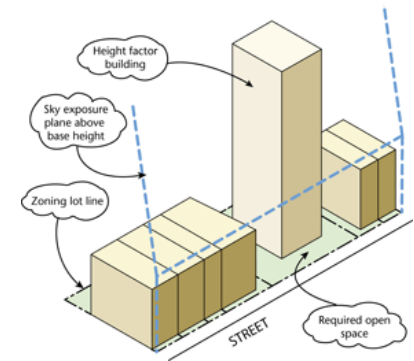
## Low/Bajo



## Medium/Medio



## High/Alto



## Zoning can require **affordable housing**

La zonificación puede estipular viviendas asequibles



Mandatory Inclusionary Housing (MIH) requires 20-30% of housing to be permanently affordable to very low to moderate income residents.

El programa de Vivienda Inclusiva Obligatoria (Mandatory Inclusionary Housing, MIH) estipula que entre el 20 y 30% de las viviendas sean asequibles para residentes con ingresos bajos.

New zoning only applies to **new construction**

La zonificación nueva solo afecta a las **construcciones nuevas**

*Existing buildings are “grandfathered” under the old rules*

*Las edificaciones existentes están “protegidas” por las normativas antiguas.*

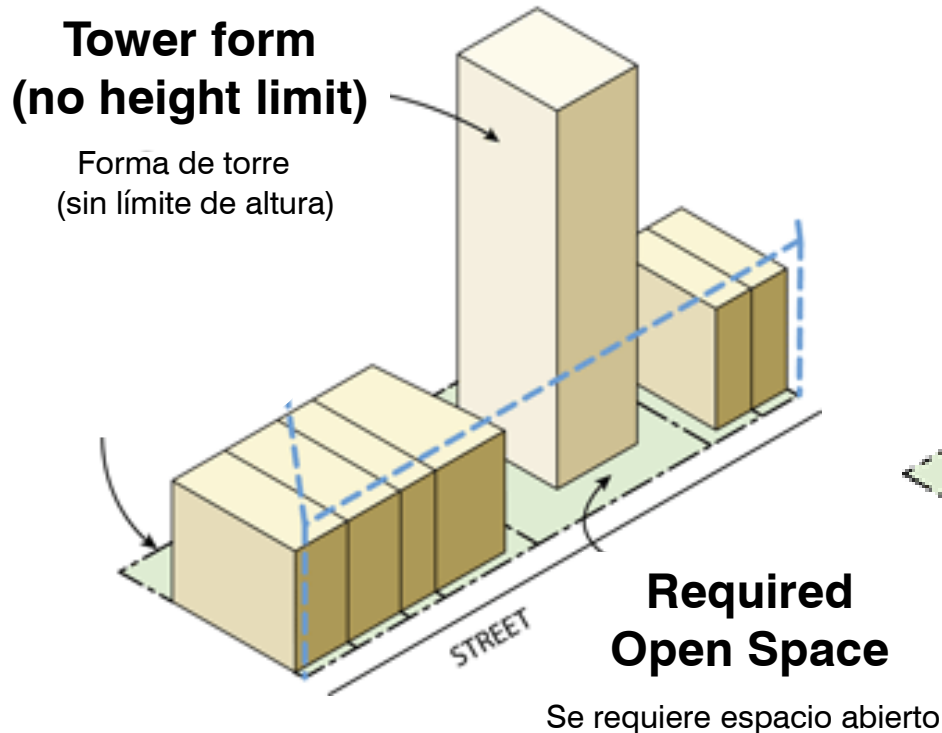


### There are two types of Zoning Districts

Existen dos tipos de distritos de zonificación

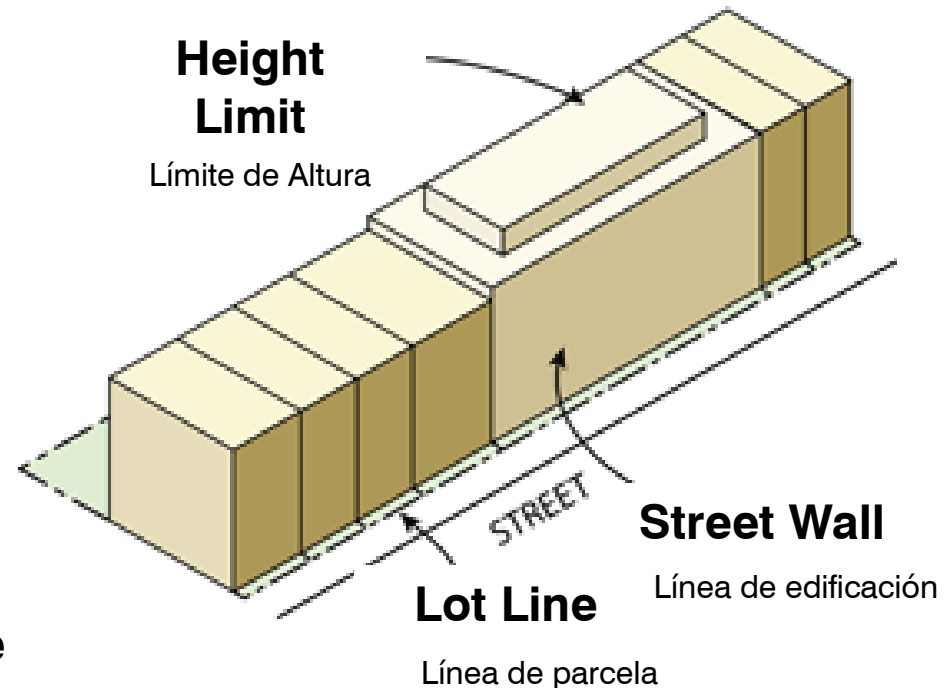
#### Height Factor Zoning (e.g. R6)

Zonificación con factor de altura



#### Contextual Zoning (e.g. R6A, R6B)

Zonificación contextual



## HEIGHT FACTOR : R6

Factor de Altura: R6

No height limit: Building much taller than surrounding buildings/ Sin límite de altura: edificio mucho más alto que los edificios adyacentes.



Building setback with parking in front/ Edificio recedido con estacionamiento al frente

## CONTEXTUAL: R6A, R6B

Zonificación contextual: R6A, R6B

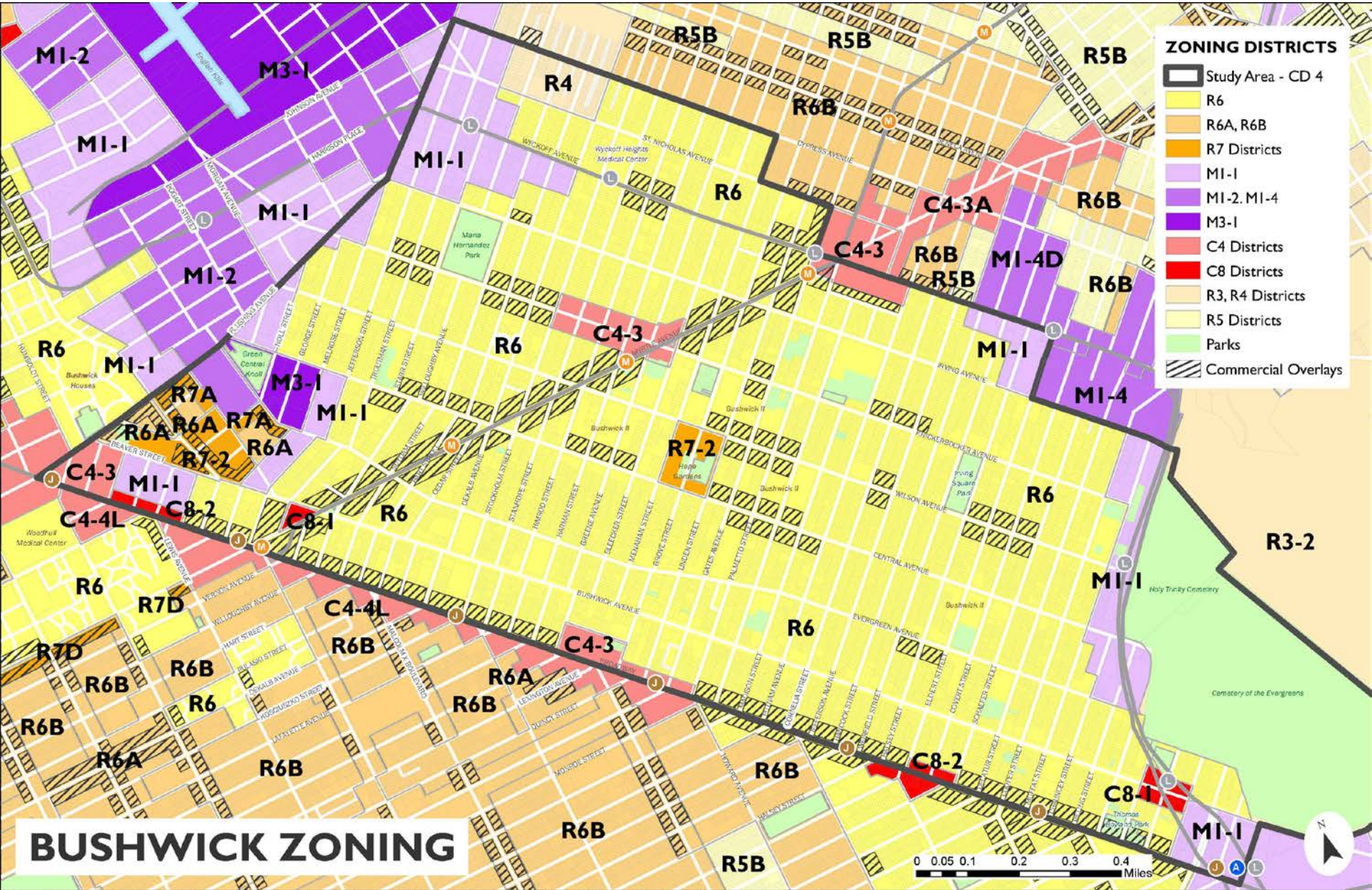
Height limit: Building relates to heights of surrounding buildings/ Límite de altura: la altura del edificio coincide con la de los edificios aledaños.



Building lines up with others surrounding it/ El edificación coinciden con los otros adyacentes



# EXISTING ZONING/ ZONIFICACIÓN ACTUAL



## *What is the process for changing zoning? ¿Qué es el proceso para cambiar la zonificación?*



**Identify needs  
and goals**

*Identificar  
necesidades y  
metas*



**Create a planning  
framework**

*Crear un marco de  
planificación*



**Develop a zoning  
proposal**

*Desarrollar una  
propuesta de la  
zonificación*

*Public Review (ULURP)/  
Revisión Pública (ULURP)*



# INTRODUCTION TO AFFORDABLE HOUSING

# What is Affordable Housing?

Housing is considered “affordable” when a household\* spends no more than **1/3** of its income on rent and utilities.



If your annual salary is...

Your monthly rent should be approximately:

\$100,000

**\$2,500**

\$50,000



**\$1,500**

\$20,000

**\$600**

**\*Varies depending on income and household size.**

# What is affordable housing?

**Area Median Income (AMI),  
determined each year by  
HUD for different regions.**



**100% AMI**



**New York Metro Area :**

**\$81,600**

**for a family of three  
(2016)**

# What is affordable housing?

HPD uses this number as a point of reference and sets its own income requirements tailored to the needs of New Yorkers.



100% AMI

**\$24,500**

30% AMI

Retail  
Salesperson

**\$48,960**

60% AMI

Taxi  
Driver +  
Janitor

**\$65,250**

80% AMI

Caseworker  
+ Home  
Health Aide

**\$97,920**

120% AMI

Teacher +  
Firefighter

**\$134,640**

165% AMI

Construction  
Worker +  
Registered  
Nurse

**\$81,600**

for a family of three  
(2016)

# What is affordable housing?

Majority of units financed through *Housing New York*



100% AMI

**\$24,500**

30% AMI

Retail  
Salesperson

**\$48,960**

60% AMI

Taxi  
Driver +  
Janitor

**\$65,250**

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165% AMI

Construction  
Worker +  
Registered  
Nurse

**\$81,600**

for a family of three  
(2016)

# Housing for a range of AMIs



Bushwick Gardens houses residents with an intentionally wide range of incomes.



# Median household income

**Bushwick (CD4)\***

**\$36,135**

**Brooklyn**

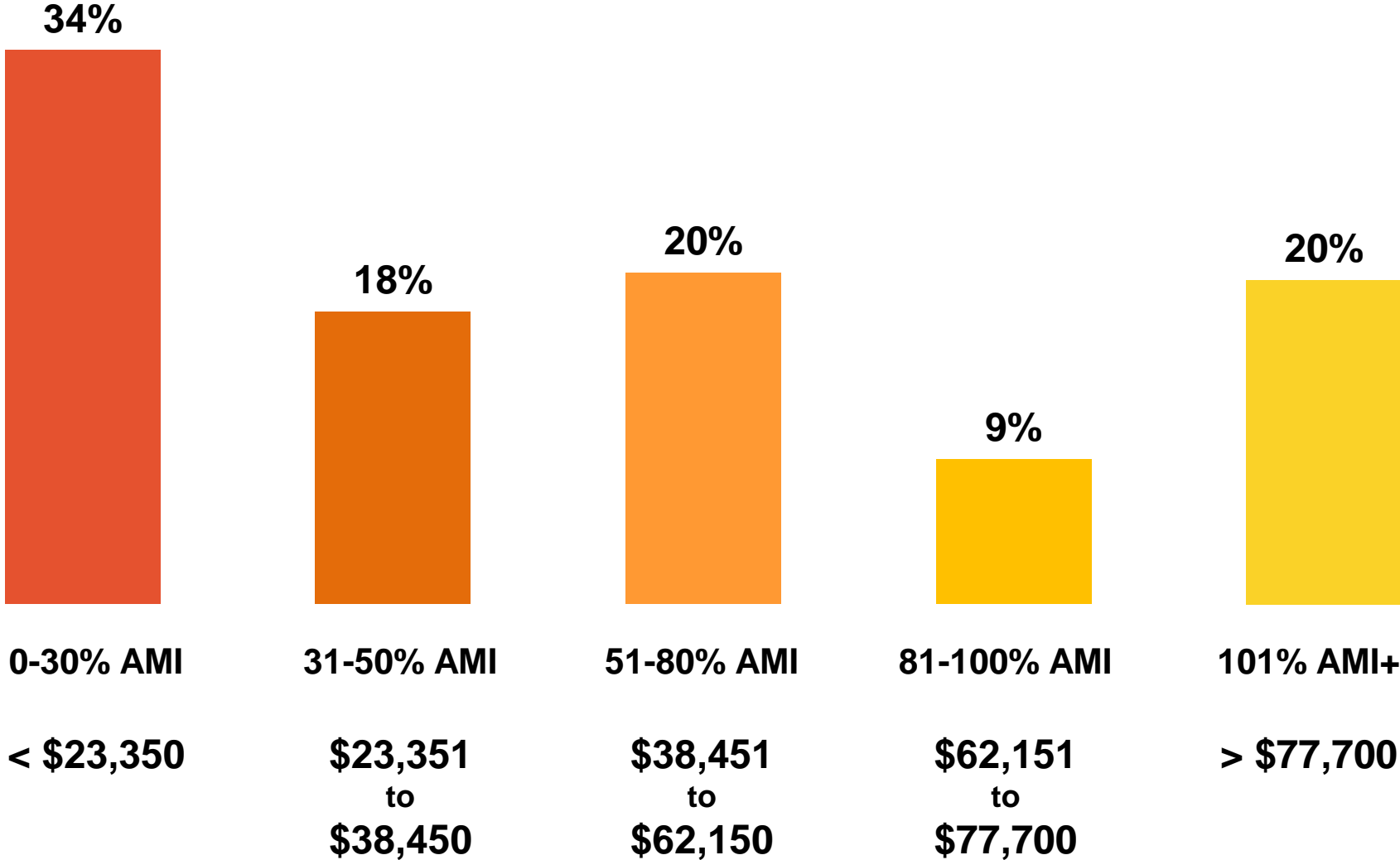
**\$44,340**

**New York City**

**\$50,711**

Source: American Community Survey 2008-2012 - 3 Year Estimates  
\*boundaries based on NTAs that approximate CD4

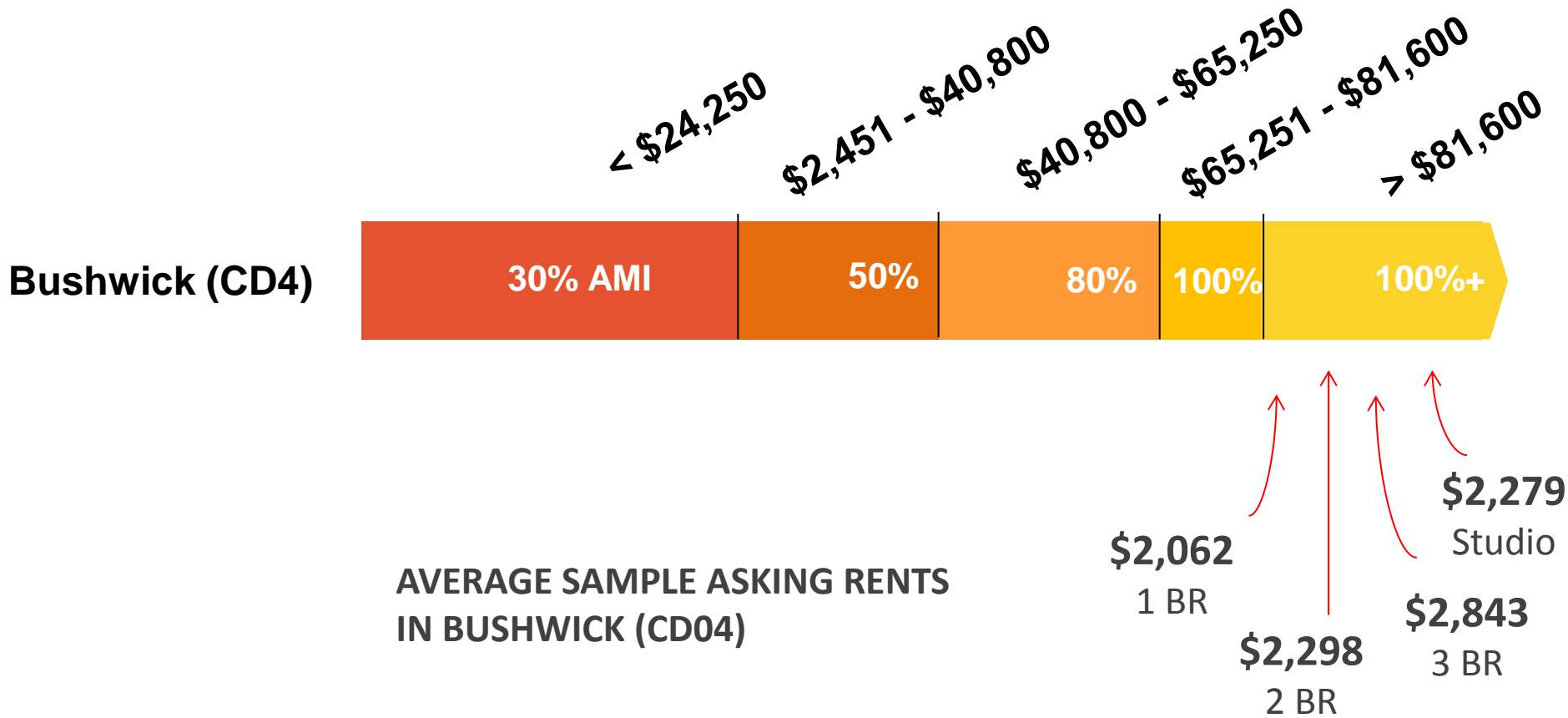
# Household income



US Census ACS 5 Year Estimates 2007-11

Income limits are for a three-person household (HUD 2015)

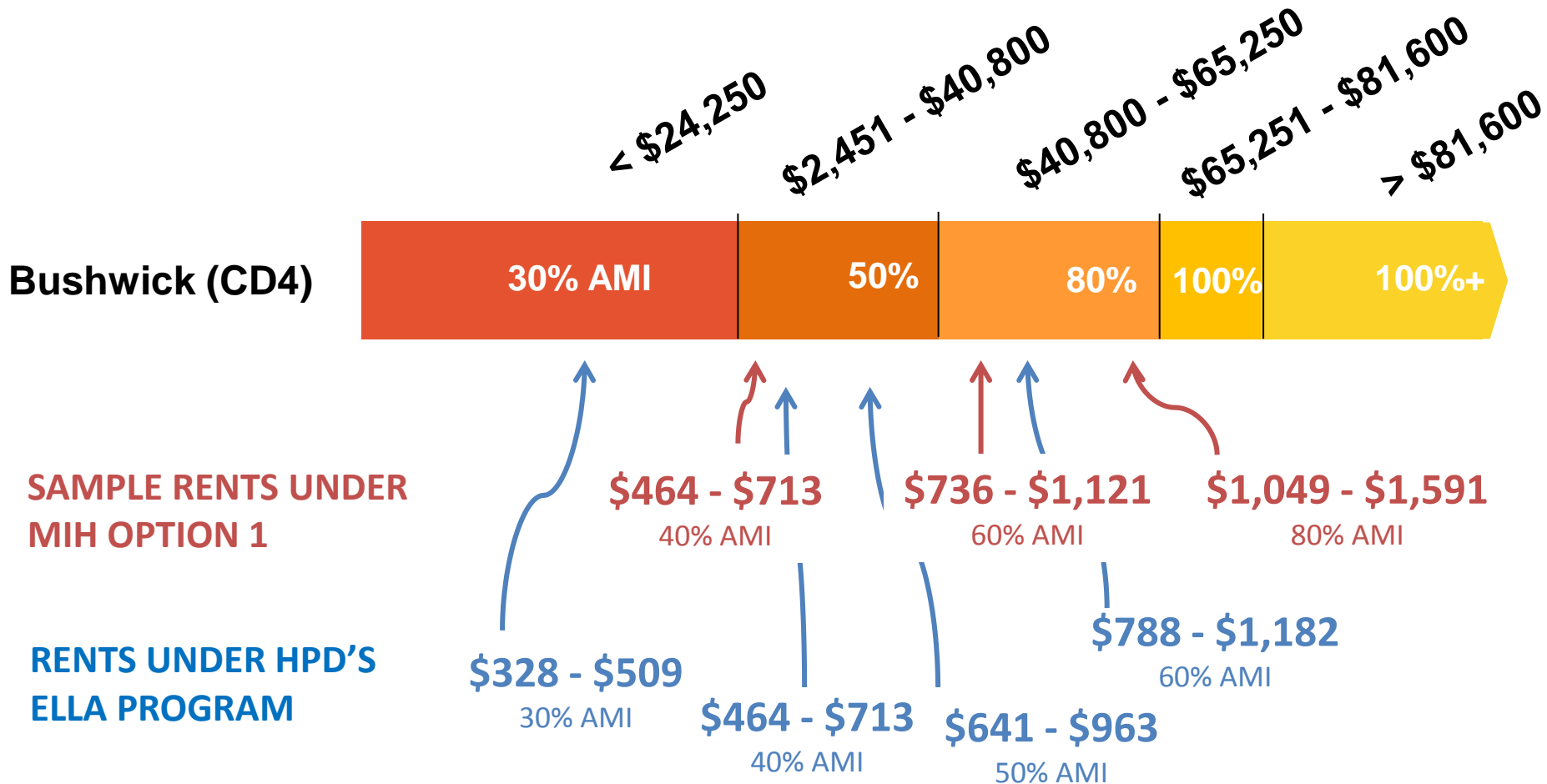
# Sample rents in Bushwick



US Census ACS 5 Year Estimates 2007-11

Streeteasy listings on December 23, 2015 – rents are affordable to households at average 110-140% of AMI; Average sale price is \$470/sf

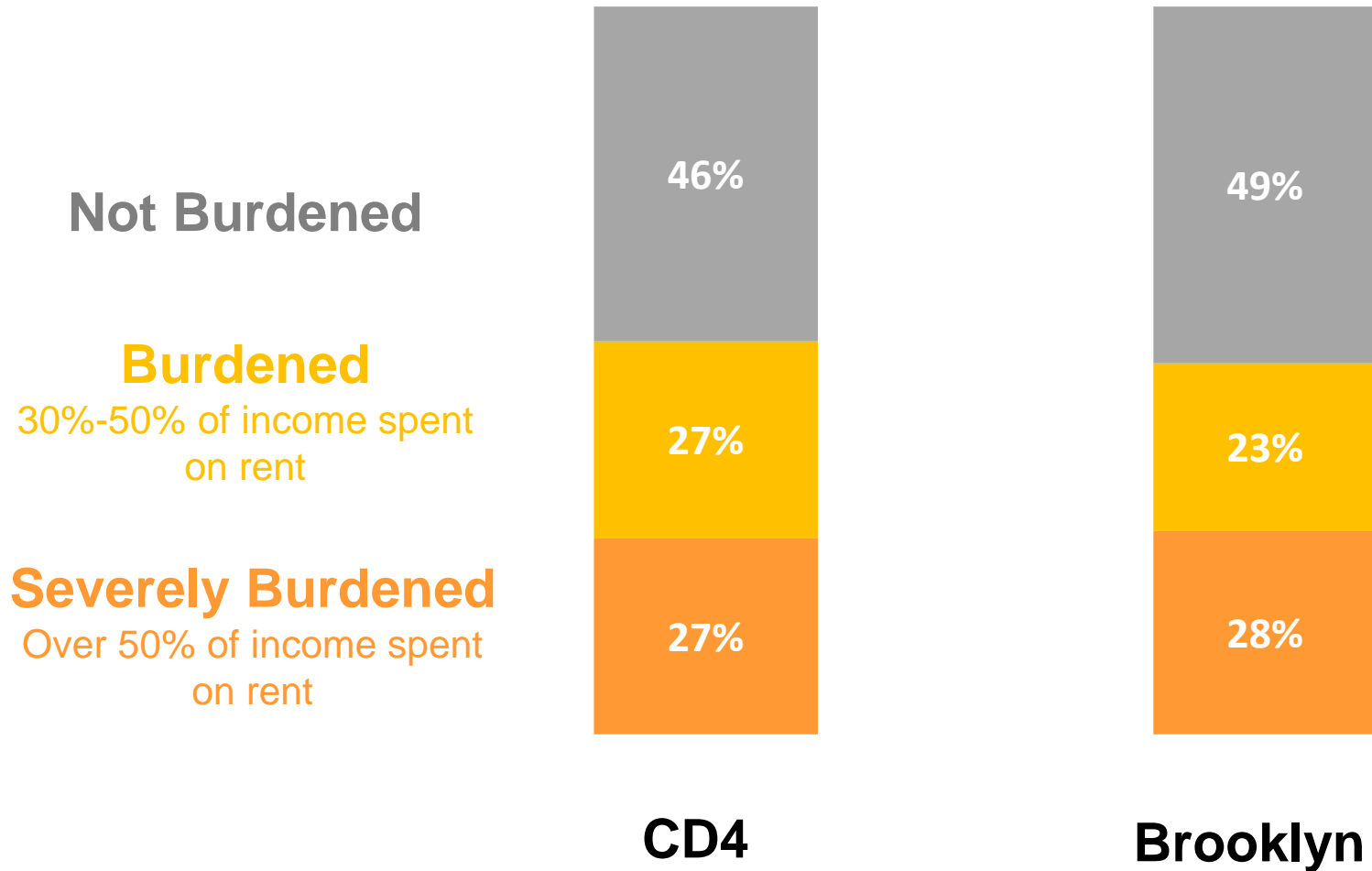
# Affordable Housing Rents



US Census ACS 5 Year Estimates 2007-11

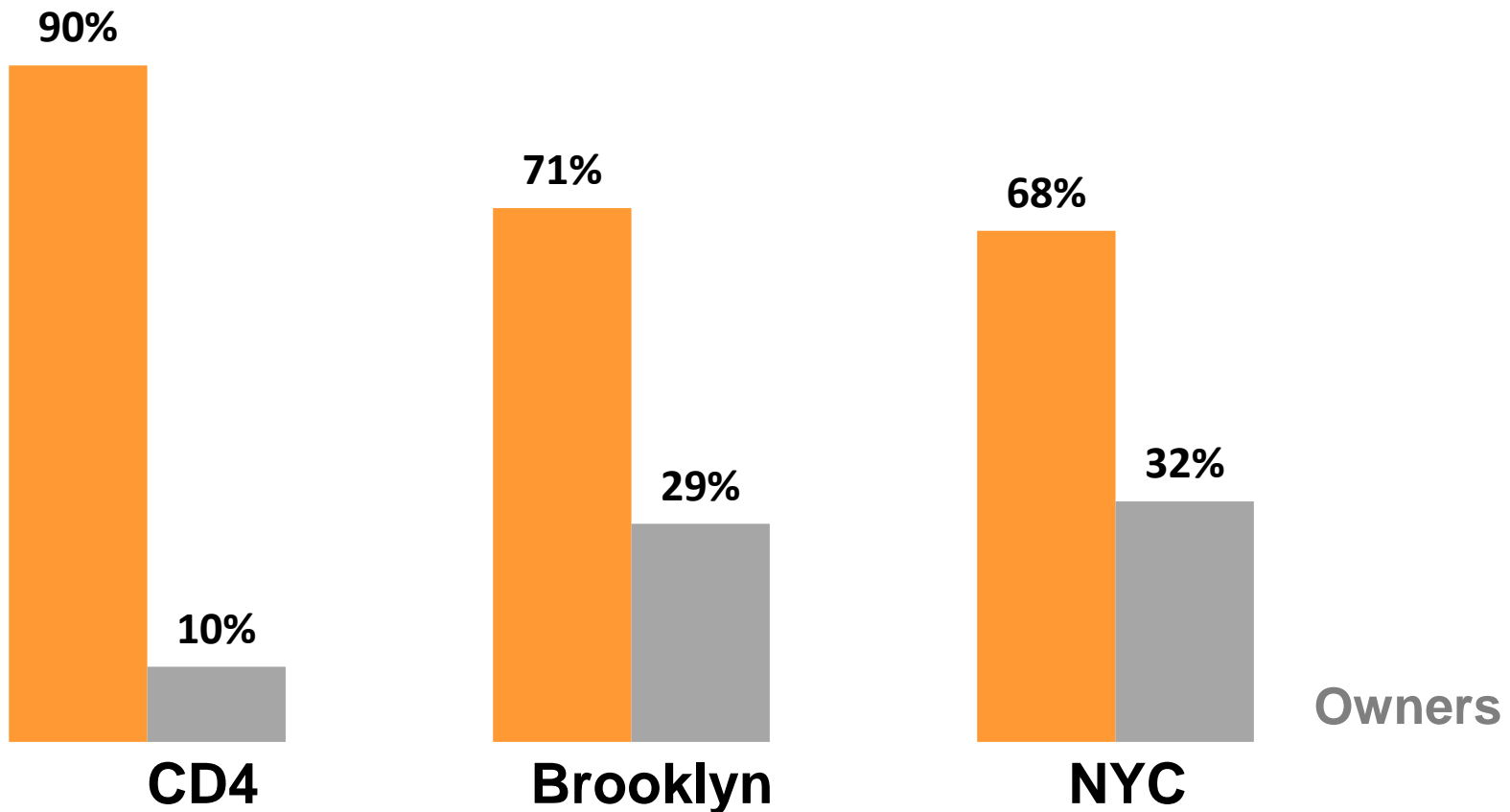
Income limits are for a three-person household (HUD 2015)

# Rent burden

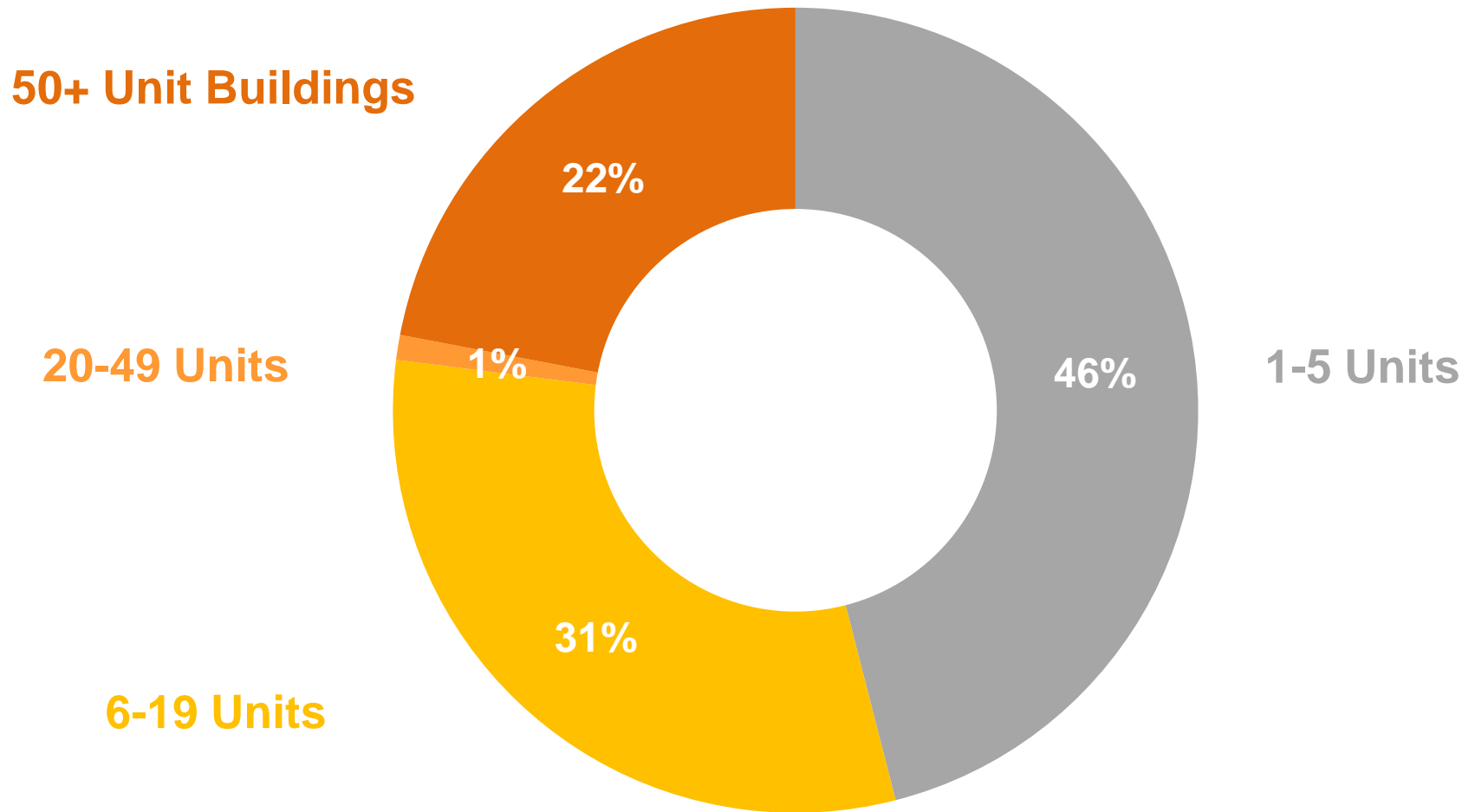


# Renters vs owners

## Renters

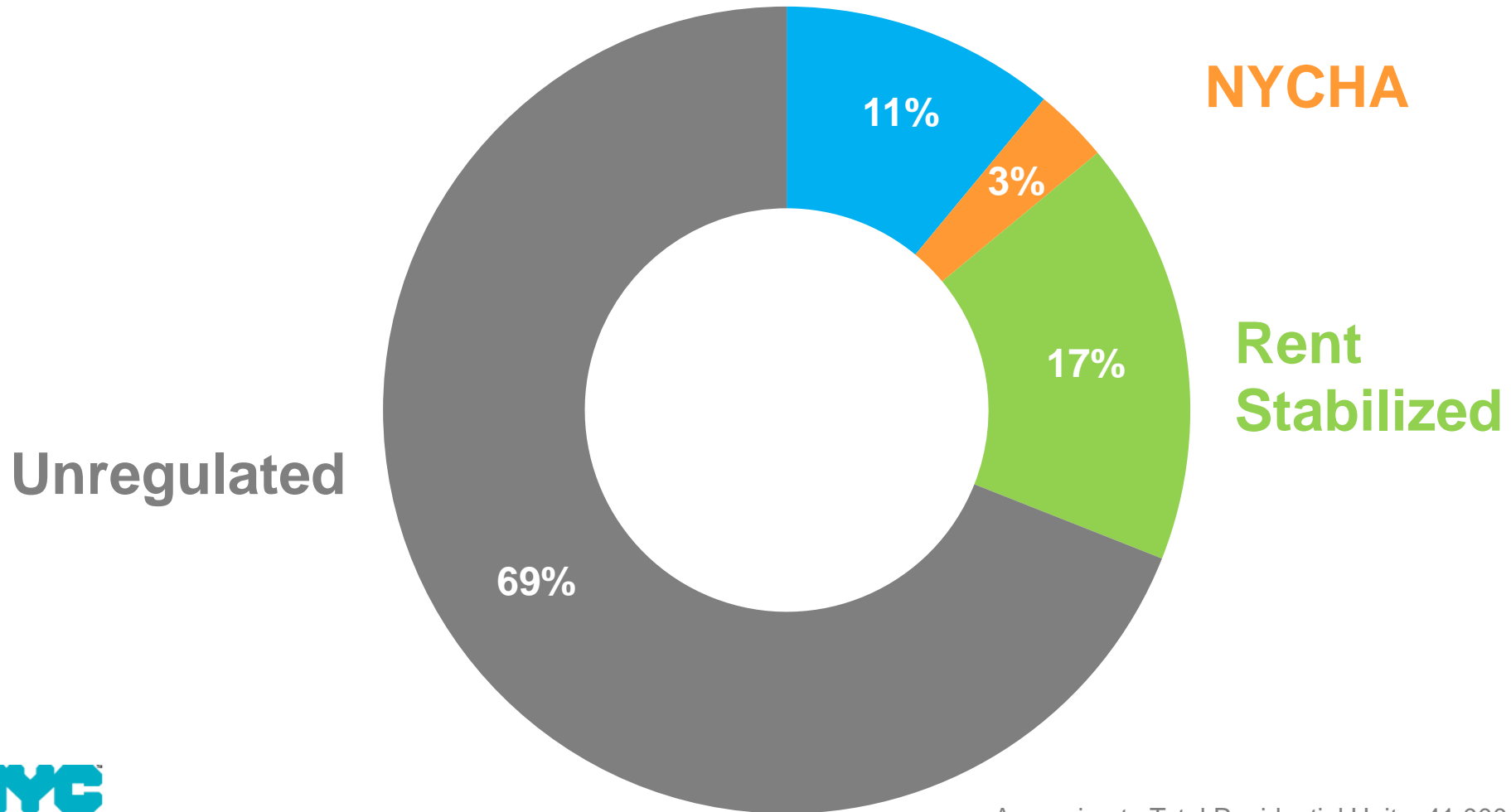


# Residential units by building size



# Regulatory status of homes in Bushwick

## Government Assisted



Unregulated

NYCHA

Rent  
Stabilized

69%

11%

3%

17%

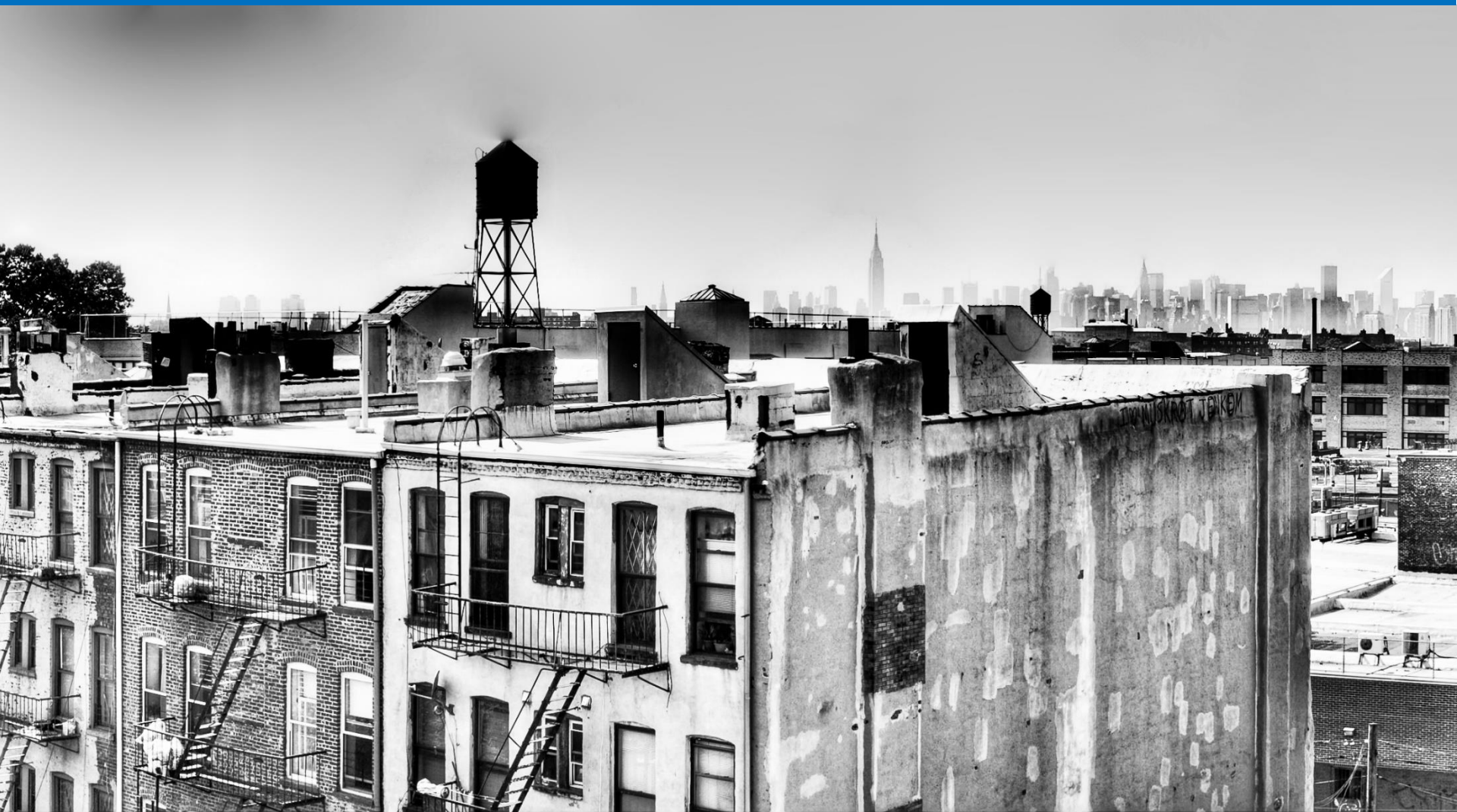


# Government Assisted Housing

Menonite United Revival Apartments  
24 units, 100% affordable  
Funded by  
NYC Low-Income Housing Tax Credits



# AFFORDABLE HOUSING PRESERVATION



# Preserving existing affordable housing

HPD and neighborhood organizations work to identify opportunities to preserve the affordability of buildings that are currently ***unregulated or rent stabilized***

- Loans and tax benefits for owners in exchange for maintaining affordability
- Green Retrofit NYC
- Enhanced marketing, outreach, and technical assistance

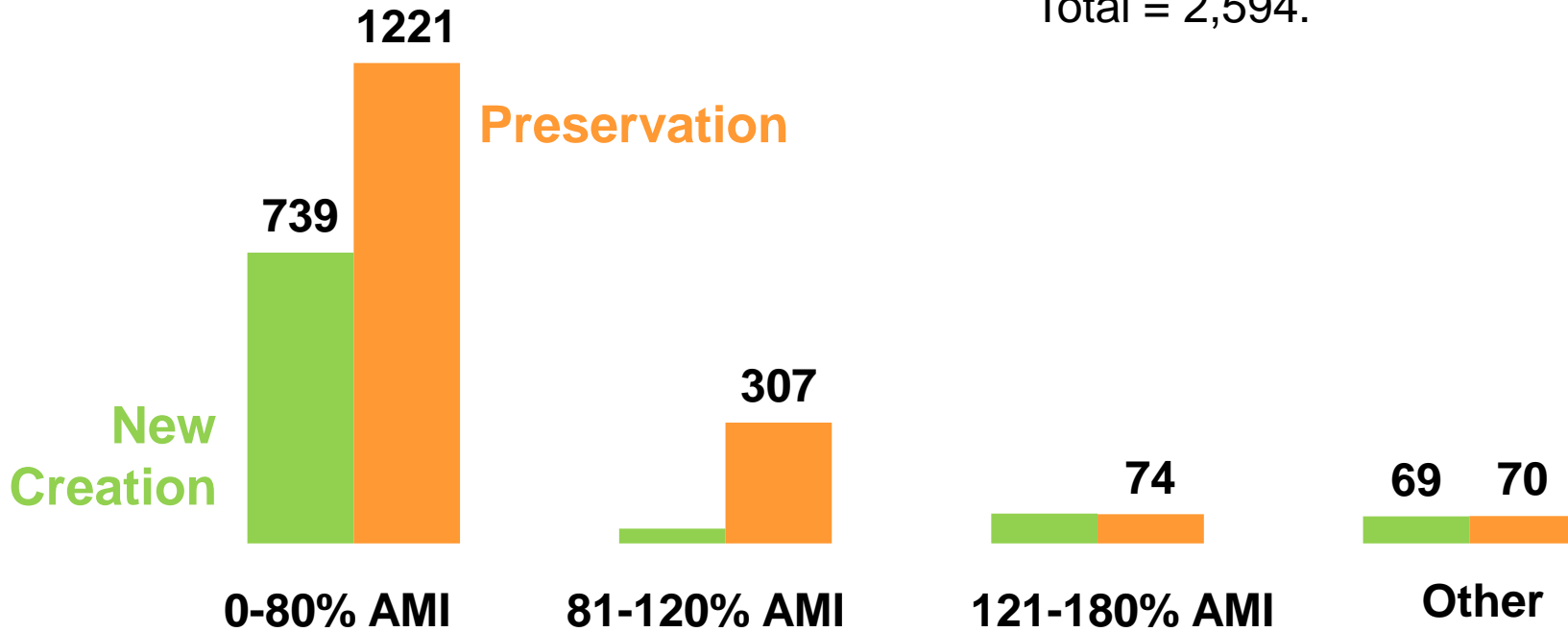
# Preserving existing affordable housing



Stockholm Manor has been acquired, refinanced, and will soon be rehabilitated to meet Passive House design standards.

# Recent HPD investment

## Total Construction Starts HPD Affordable Housing Units July 2003-Feb2015



\*Since 2003, HPD has financed the preservation of 1,672 units and construction of 922 new units of affordable housing in Bushwick. Total = 2,594.

# How does the city protect tenants?

- HPD Code Enforcement identifies and remediates problems with the quality or safety of buildings
- HRA Tenant Support Unit will begin going door-to-door
  - **Free legal services** for tenants facing harassment





# CREATING NEW AFFORDABLE HOUSING

# Mandatory Inclusionary Housing

- Citywide framework for creating **permanently affordable housing**
- Applies when substantial new housing is allowed by zoning changes
  - Applies for buildings with more than 10 units
- Requires developers to set aside a portion of every new building for affordable housing
  - For smaller buildings (11-25 units) there is an option to pay a fee instead of providing the units on site



# Who does MIH serve?

- 1 25% of housing must serve households with incomes averaging to \$48,960 (60% of AMI)**  
At least 10% of which must be at or below 40% AMI
- 2 30% of housing must serve households with incomes averaging to \$65,250 (80% of AMI)**

# Who does MIH serve?

- 3 20% of housing must serve households with incomes averaging to \$32,640 (40% of AMI)**

Subsidy is allowed only if more affordable housing is provided

- 4 30% of housing must serve households with incomes averaging to \$93,840 (115% of AMI)**

Subsidy is allowed only if more affordable housing is provided

Requires at least 5% of housing at 70% AMI

Requires at least 5% of housing at 90% AMI

Only available to developments within 10 years of the zoning change for the area, unless re-authorized

# What is income averaging?

**MIH provides flexibility to provide for a range of incomes within one project**

For example, in a 100 unit building,  
MIH averaging could result in:

$$\begin{array}{r} 10 \text{ units for } \$31\text{K income} \\ + 5 \text{ units for } \$47\text{K income} \\ + 10 \text{ units for } \$62\text{K income} \\ \hline = 25 \text{ units averaging } \$47\text{K} \end{array}$$

# Developing new affordable housing

- MIH is the floor, not the ceiling, for increasing the supply of affordable housing in Bushwick
- We will continue to offer financing in exchange for developers providing more units and/or deeper levels of affordability
  - In strong rental markets owners may opt not to take our financing in favor of the open market
- HPD's goal is to promote the development of high quality, sustainable housing that is affordable to a broad range of incomes, from extremely low to moderate income earners

# Developing new affordable housing



Knickerbocker Commons – 24 units, 100% affordable, Passive House  
Completed January 2014