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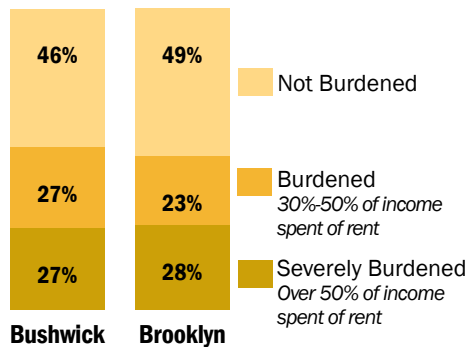
Housing

Between **2000-2016**
median rent in Bushwick increased

60%

as compared to a 38% increase in
Brooklyn and a 32% increase in New York
City over that same period¹

Rent Burden



HPD 2014 Housing and Vacancy Survey

Approximate total renter occupied units: 38,000

*Based on sub-borough boundaries that approximate CD4

As New York City continues to grow, Bushwick residents face a crisis of affordability. Rents increased in Bushwick by 60% between 2000 and 2016, which is almost twice the citywide rate.¹ And over half of Bushwick households are considered “rent burdened,” meaning they spend more than 30% of their income on housing; half of these households spend more than 50% of their income on rent.²

In addition to increased costs, many Bushwick residents report that their housing conditions are deteriorating and landlords are engaging in harassing and illegal behavior to try and push them out. These circumstances can force families to make difficult choices about whether to remain in their community or seek better housing opportunities elsewhere.

The existing housing stock in Bushwick presents challenges to protecting tenants and preserving long-term affordability. While 90% of Bushwick residents are renters, over half of the apartments in the neighborhood are in buildings with fewer than six units. As a result, only 26% of households in the neighborhood are living in rent stabilized apartments. The housing stock here is also older than other parts of Brooklyn and the city, with nearly 80% of all buildings built before 1947. This older housing stock has high rates of quality issues, with roughly one out of every six homes experiencing three or more maintenance deficiencies such as inadequate heat or rodent infestation.³

To address these issues, the Bushwick Neighborhood Plan Update proposes strategies to stabilize and safeguard Bushwick’s existing affordable housing stock, increase opportunities for new affordable housing development, improve housing quality, and protect tenants from displacement. Taken together, these strategies will work to keep Bushwick residents in their homes and promote a diverse, healthy, and inclusive neighborhood.

1 Approximately 90% of all Bushwick households are renters.

2 New York City Housing and Vacancy Survey (HVS) 2017 Household Record. The HVS is based on 55 Sub-Borough Areas that approximate NYC community districts but are not coterminous.

3 2017 Household Record. The HVS is based on 55 Sub-Borough Areas that approximate NYC community districts but are not coterminous.

Actions

- Advance development of affordable housing on publicly-owned land:
 - 28 affordable rental homes at 63 Stockholm Street;
 - 24 units of affordable homeownership apartments at Old Stanley;
 - Up to 16 stories of new family and supportive housing at a City owned site at 1531 Broadway;
 - 154 new affordable senior apartments at NYC Housing Authority's (NYCHA) Bushwick II development through the Seniors First initiative.
- Continue to explore additional opportunities for affordable housing on city-owned land;
- Convert 1,315 apartments at Hope Gardens from Section 9 to Section 8 in order to renovate units while preserving their long-term affordability;
- Implement the Certification of No Harassment Pilot Program in Bushwick;
- Host a tenant resource event in the Summer of 2019;
- Continue to support the Urban Homestead Assistance Board (UHAB) and RiseBoro in their Community Land Trust (CLT) proposal.

Objective: Preserve Affordable Housing and Protect Tenants

FINANCE AND SAFEGUARD AFFORDABILITY

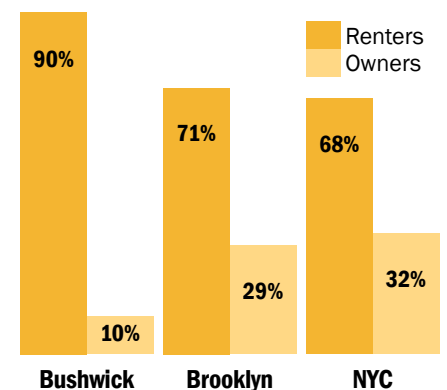
Offer loans and tax incentives to building owners to keep homes affordable

- From 2014 to 2018, the NYC Department of Housing Preservation and Development (HPD) financed the preservation of 1,882 affordable homes in Bushwick.
- HPD will continue monitoring homes in Community District 4 with affordability restrictions in its portfolio, and use its various financing programs to preserve and invest in the neighborhood's existing affordable housing stock.

Preserve and reinvest in public housing through the federal Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD)

- By 2021, the New York City Housing Authority (NYCHA) will convert 1,315 apartments at Hope Gardens from Section 9 public housing subsidy to project-based Section 8 vouchers. This will allow the project to:
 - Raise funds for apartment repairs, infrastructure and underlying building issues;
 - Complete the construction as an in-place rehabilitation so that no residents are displaced; and

Housing Tenure



At 10%, Bushwick has much lower rates of homeownership than Brooklyn and citywide.

2012-2016 ACS HPD 2014 Housing and Vacancy Survey.
Approximate total occupied rental units: 42,000
*Based on sub-borough boundaries that approximate CD4

- Maintain the rights that residents have in public housing, including rent set at no more than 30% of adjusted gross income and the right to file grievances.
- NYCHA will consult Hope Gardens residents throughout the conversion process.

Help community organizations acquire rent- stabilized buildings through HPD's [Neighborhood Pillars Program](#)

- In 2018, HPD and the NYC Housing Development Corporation (HDC) launched the Neighborhood Pillars Program to finance the acquisition and rehabilitation of existing rent-regulated buildings by non-profits and mission-based organizations.

Provide technical assistance to property owners through the [Landlord Ambassadors Program](#)

- Since being selected in 2017, RiseBoro, a local non-profit affordable housing developer, has been working as an HPD “Landlord Ambassador” by conducting outreach and providing technical assistance to owners of multifamily buildings in Bushwick and surrounding areas. Landlord Ambassadors assist property owners by providing information about HPD programs, helping owners navigate HPD program requirements and access other local resources needed in order to close, construct, and operate their properties efficiently and affordably.



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

Ensure the enforcement of existing agreements between HPD and landlords of affordable housing that guarantee affordable rents, and provide more information to the public

- Pursuant to new legislation, by April 2019, HPD will submit a report to the City Council providing details of a plan for the development of an integrated data tracking system for the start dates and expiration dates for all of HPD's regulatory agreements containing requirements for affordable housing.

Incentivize landlords to extend or enter into regulatory agreements by offering energy retrofit grants and loans

- The Green Housing Preservation Retrofit Program provides low and no interest loans to finance energy efficiency, water conservation, lead remediation, and moderate rehabilitation work. RiseBoro is working with the City to finance green retrofits for two buildings comprising 18 homes in Bushwick.

Provide funding to support existing and develop new CLT proposals to create new affordable housing

- In keeping with the Steering Committee's focus on CLTs, HPD is supporting UHAB and RiseBoro in the creation of a CLT to turn 17 existing affordable rental apartment buildings in Bushwick into a scattered site co-op that will provide long-term stewardship and affordability monitoring.

PROMOTE SAFE AND HEALTHY HOUSING

Continue to improve housing quality through rigorous enforcement of the Housing Maintenance Code

- HPD works closely with the North Brooklyn Housing Task Force to identify and remediate hazardous housing conditions.
- Between 2015 and 2018, HPD code enforcement conducted more than 37,000 inspections in Bushwick and issued over 50,000 violations.
- Over the same time period, HPD spent over \$3.6 million in emergency repair work to mitigate hazardous conditions like lack of heat or major leaks.

Support local Bushwick organizations that conduct tenant organizing and education

- HPD and the City Council provide funding to Churches United For Fair Housing (CUFFH) and RiseBoro to support legal counseling, legal representation of tenants, tenant outreach, tenant rights workshops, and referrals that direct tenants to appropriate City agencies.

PROTECT TENANTS

Provide free legal representation to Bushwick tenants facing harassment

- Since October 2015, City-funded legal services providers have served approximately 4,100 households in the Bushwick zip codes of 11221, 11206 and 11237, providing legal assistance, advice, and representation to approximately 11,000 Bushwick residents in need.

Educate tenants about their rights and resources to prevent displacement

- The Tenant Support Unit (TSU), part of the Mayor's Public Engagement Unit, has been conducting proactive outreach in Bushwick since January 2017, to tenants who may be at risk of displacement or are experiencing landlord harassment. Outreach specialists go door-to-door to inform them of their rights, identify housing-related issues and connect them to free City services, such as legal assistance, to keep them stably housed in their community. Through door-knocking, office hours, and events with local community-based organizations and elected officials, TSU has conducted targeted outreach to over 8,700 households in Bushwick through February 2019.

Establish a Certification of No Harassment (CONH) Pilot Program

- As a result of BCP Steering Committee input, the City launched a CONH Pilot Program in Bushwick in September 2018. It requires owners of covered buildings to obtain a certificate from HPD proving that they have not harassed tenants before they can work in or demolish rent stabilized buildings.

4,100

Bushwick households have received City-funded legal services since 2015.

NYC Department of Social Services



HPD Inspectors

8,700

households in Bushwick have been reached through the Tenant Support Unit.

NYC Department of Social Services

- When a building owner subject to the program applies for a CONH, building tenants, community groups, the Community Board, and elected officials will be notified.

Investigate construction and maintenance harassment through HPD's newly created Tenant Anti-Harassment Unit

- Announced in 2018, HPD's new Tenant Anti-Harassment Unit will use data analysis to identify potential buildings where harassment is occurring, respond to emergency complaints, partner closely with the Department of Buildings and other agencies to address issues in buildings where maintenance harassment has been identified, and connect tenants with legal services.

Objective: Make the affordable housing application process easier and more equitable

Refine marketing guidelines to reach New Yorkers most in need

- In response to ongoing advocacy by community partners, HPD updated the affordable housing [Marketing Handbook](#) to make the process of applying for housing more equitable and efficient, and to ensure that new units will serve the New Yorkers that need them most. These policy changes include:
 - Significantly limiting options to reject applicants based on credit history and debt or their history in Housing Court;
 - Clarifying eligibility guidelines for a speedier review process by eliminating the mandatory employment history requirement for self-employment and freelance income; and
 - Introducing additional protections for victims of domestic violence.

Make it easier for residents to understand, prepare for, and complete the affordable housing application process

- HPD's Housing Ambassadors Program trains local community groups to provide free technical assistance to residents who wish to apply for affordable housing. Churches United for Fair Housing is HPD's Housing Ambassador for Bushwick.

Objective: Promote local hiring and Minority and Women-Owned Business Enterprise (M/WBE) contracting in affordable housing projects

Expand local hiring incentives in HPD-financed developments

- The HireNYC program requires that any housing development receiving \$2 million or more in HPD subsidy post open positions with the Workforce1 system and consider qualified candidate.

- In all future request for proposals (RFPs) for the development of City-owned property, respondents must demonstrate a plan for outreach to Bushwick residents related to employment opportunities generated by the project.

Build the capacity of M/WBE and nonprofit developers through professional development, networking, and mentoring programs, and expand opportunities for M/WBE construction contractors and professional service providers.

- The Building Capacity Workshop Series introduces M/WBE and non-profit developers to best practices in affordable housing development, from site selection and project financing to construction and property management.
- The M/WBE Build Up Program requires developers of projects where HPD contributes \$2 million or more in subsidy to spend at least a quarter of all HPD supported costs on certified M/WBE construction or design firms.

Objective: Develop New Affordable Housing

Partner with community-based organizations to redevelop underbuilt city-owned sites as 100% affordable housing with zoning that maximizes affordability and a diverse mix of housing types and income levels

- HPD will partner with RiseBoro and St. Nicks Alliance on “Bushwick Alliance,” to build 28 affordable apartments – 20 at 63 Stockholm Street, and 4 each at 332 Eldert Street and 272 Jefferson Street, through its Neighborhood Construction Program. The project will serve a range of incomes from 30-80% of Area Median Income.
- In “Old Stanley,” HPD will partner with Riseboro to build 24 affordable units total in three buildings, all of which will provide affordable home-ownership opportunities for those making 80-120% AMI, through HPD’s New Infill Homeownership Opportunities Program (NIHOP).
- HPD has awarded a vacant site at 1531 Broadway, located at the intersection of Broadway and Hancock Streets, to RiseBoro for the development of approximately 125 affordable family and supportive housing units for the formerly homeless and individuals with disabilities.
 - As part of the Bushwick rezoning, 1531 Broadway, located at the intersection of Broadway and Hancock streets abutting the J and Z elevated train line, will be rezoned to a contextual C4-4D district (R8A equivalent). See p.63 for more information on C4-4D.
 - The new zoning will allow up to 16 stories and maximize the number of affordable housing units that can be constructed at this transit-rich location. The site will be financed through HPD’s Supportive Housing Loan Program.



OLD STANLEY

641 Chauncey Street

DEVELOPER: RiseBoro

HPD PROGRAM: HPD Open Door

RiseBoro will construct 16 cooperative units of affordable home-ownership apartments for low-moderate income homeowners on vacant land next to Riseboro’s Moffat Gardens senior housing project.



OUR LADY OF LOURDES APARTMENTS

1875 Broadway and 11 & 21 De Sales Place

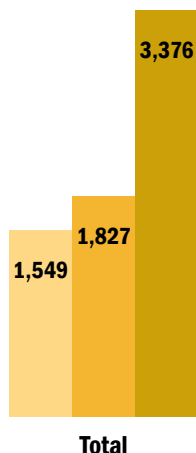
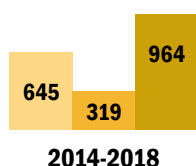
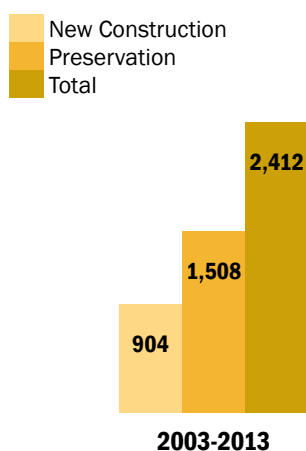
DEVELOPER: RiseBoro

HPD PROGRAM: Extremely Low & Low-Income Affordability (ELLA)

Two new construction buildings and one rehab of a former rectory resulting in 76 units. All units are affordable to families making 80% of AMI and below.

Affordable Apartments Financed in Bushwick

Since 2003, HPD has financed the construction and preservation of 3,376 affordable homes. The Bushwick Neighborhood Plan includes a set of strategies designed to accelerate and increase the new construction and preservation of affordable housing in the years to come.



- As part of the Housing 2.0 [Seniors First initiative](#), Blue Sea Development Company and Gilbane Development will build Linden Court, a 13-story building comprised of 154 senior apartments at NYCHA's Bushwick II (Group E) development in Brooklyn. See additional information on p.25.

Continue to explore additional opportunities for affordable housing on City-owned land

- Evaluate additional publicly owned sites that are currently in use by City agencies, but may be appropriate for redevelopment with affordable housing. While many of these properties serve critical community functions, HPD is actively working with its partner agencies to evaluate whether they can be relocated and/or incorporated into new affordable housing development on-site.

Mandate affordable housing as part of new development in rezoned areas

- Through the Mandatory Inclusionary Housing (MIH) program, the City will require new residential buildings along Broadway and Myrtle, Wyckoff, and Knickerbocker avenues to create permanently affordable housing.
- MIH requires private developers to set aside 20-30% of units in all new buildings as permanently affordable housing whenever land is rezoned for increased or new residential units.
- New affordable apartments will offer significantly lower rents than market-rate units in Bushwick.

Offer financing to incentivize the development of affordable housing that exceeds minimum MIH requirements

- In response to community feedback, HPD recently updated the terms of its financing programs. The agency now requires a 10% set aside for homeless families and individuals in nearly every project, and more homes for extremely low- and very low-income households.
- Any project in an MIH area receiving City subsidy must also now set aside an additional 15% of apartments as permanently affordable, on top of the baseline MIH requirements of 20-30%, which would result in 35-45% of all new apartments being permanently affordable.

Mandatory Inclusionary Housing Options

During the public review process, the City Council and the City Planning Commission (CPC) can choose to impose one or both of two basic options to apply to a rezoning:

**25%
Affordable
Units**

**75%
Market
Rate**

MIH Option 1: 25% of housing must serve households with incomes averaging to \$56,000 (60% Area Median Income (AMI))

At least 10% of which must be at or below \$38,000 (40% AMI)

Examples:

# of Units ¹¹	AMI	Maximum Annual Income ¹⁰	Sample Rent ¹⁰
10	40% ⁹	\$37,560	\$810
5	60% ⁹	\$56,340	\$1,280
10	80% ⁹	\$75,120	\$1,820

# of Units	AMI	Maximum Annual Income ¹⁰	Sample Rent ¹⁰
10	40% ⁹	\$37,560	\$810
7	60% ⁹	\$56,340	\$1,280
8	80% ⁹	\$75,120	\$1,820

**30%
Affordable
Units**

**70%
Market
Rate**

MIH Option 2: 30% of housing must serve households with incomes averaging to \$75,000 (80% AMI)

Examples:

# of Units ¹¹	AMI	Maximum Annual Income ¹⁰	Sample Rent ¹⁰
10	30% ⁹	\$28,170	\$575
10	80% ⁹	\$75,120	\$1,820
10	130% ⁹	\$122,070	\$2,993

# of Units	AMI	Maximum Annual Income ¹⁰	Sample Rent ¹⁰
10	60% ⁹	\$56,340	\$1,280
10	80% ⁹	\$75,120	\$1,820
10	100% ⁹	\$93,900	\$2,289

In addition to the two basic options, City Council and CPC may add this additional option:

**20%
Affordable
Units**

**80%
Market
Rate**

MIH Option 3: 20% of housing must serve households with incomes averaging to \$38,000 (40% AMI)

Subsidy is allowed only if more affordable housing, beyond the MIH minimum, is provided.

Examples:

# of Units ¹¹	AMI	Maximum Annual Income ¹⁰	Sample Rent ¹⁰
5	30% ⁹	\$28,170	\$575
10	40% ⁹	\$37,560	\$810
5	50% ⁹	\$46,950	\$1,045

# of Units	AMI	Maximum Annual Income ¹⁰	Sample Rent ¹⁰
16	30% ⁹	\$28,170	\$575
4	80% ⁹	\$75,120	\$1,820

⁹ Developers can provide a range of low to moderate income tiers, if rents of the affordable units achieve the required average AMI.

¹⁰ Rents and incomes are examples based on a three-person household, and two-bedroom sample rents and 2018 HUD Income Limits.

¹¹ Sample unit distribution is based on a 100-unit building.

FEATURED PROJECT: Linden Court, Seniors First Initiative

As part of the Housing 2.0 Seniors First initiative, Blue Sea Development Company and Gilbane Development will build Linden Court, a 13-story building comprised of 154 senior apartments at NYCHA's Bushwick II (Group E) development. Built to Passive House standards using innovative pre-fabricated modular construction, the new building will include an approximately 3,000 square foot senior center with an art gallery and café, warming kitchen, bathrooms, and two large multi-program rooms that can be divided to accommodate small classes and events. Senior social services will be run by Jewish Association Serving the Aging with additional programming provided by Brooklyn Arts Council. Linden Court will serve residents age 62 years and older with incomes capped at 50% of AMI. One quarter of the apartments will be set aside for NYCHA residents and 30 percent will be set aside for formerly homeless residents. NYCHA will maintain ownership of the land, ensuring long-term affordability.

