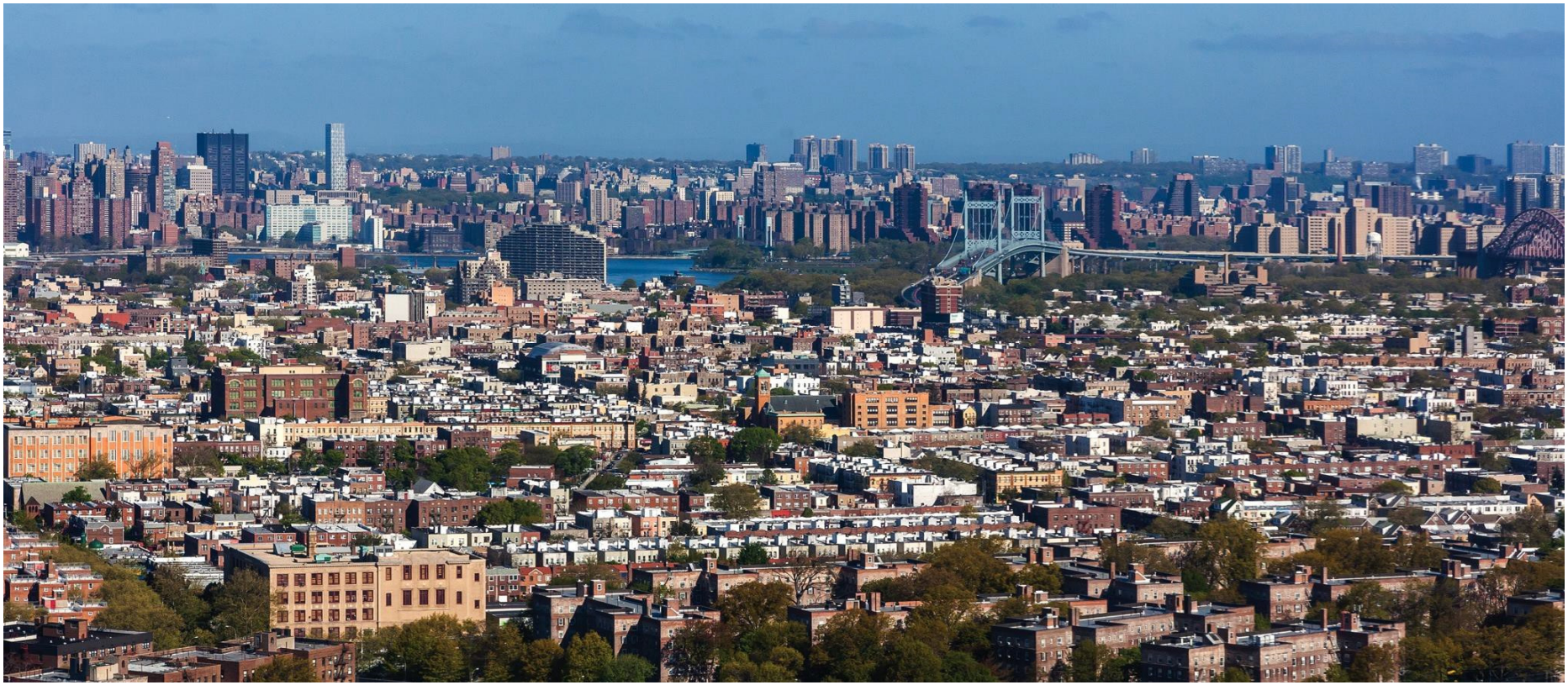
HPD and Housing New York

NYC Department of Housing Preservation & Development



Department of
Housing Preservation
& Development

Agenda

1. Introductions
2. HPD Overview
3. ONS/Planning and Predevelopment
4. What is Affordable Housing and AMIs?
5. Building new and preserving existing affordable housing
6. Housing New York (HNY) Progress Report
7. HPD's work in CB1
8. Q & A

Department of
Housing Preservation
& Development

HPD: Overview

The **NYC Department of Housing Preservation and Development (HPD)** is the largest municipal housing preservation and development agency in the nation.

Mission:
To promote the quality and affordability of the city's housing and the strength and diversity of its many neighborhoods, by:

- *Preserving affordable housing and protecting tenants*
- *Developing new affordable housing*
- *Enforcing the Housing Maintenance Code to ensure quality and safety*
- *Engaging neighborhoods in planning*

NYC Department of Housing Preservation & Development

Who We Are

NYC Department of Housing Preservation & Development (HPD)
Maria Torres-Springer, Commissioner

Office of Neighborhood Strategies (ONS)
Leila Bozorg, Deputy Commissioner

Division of Planning & Predevelopment (P&P)
Eunice Suh, Assistant Commissioner

Queens & Staten Island Planning
Perris Straughter, Director

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What is Housing New York?

Key Components of the Plan

Fostering diverse, livable neighborhoods

Preserving the affordability and quality of the existing housing stock

Building new affordable housing for all New Yorkers

Promoting homeless, senior, supportive, and accessible housing

Refining City financing tools and expanding funding sources for 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?

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

100% AMI

$93,900

for a family of three (2018)

$28,170

30% AMI

Retail Salesperson

$56,340

60% AMI

Taxi Driver + Janitor

$75,120

80% AMI

Caseworker + Home Health Aide

$122,070

130% AMI

Teacher + Firefighter

$154,935

165% AMI

Construction Worker + Registered Nurse

Source: 2018 HUD Income Limits

What is Affordable Housing?

2018 NYC Area Median Income (AMI)

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
1	$21,930	$29,240	$36,550	$43,860	$58,480	$73,100	$87,720	$95,030	$120,615
2	$25,050	$33,400	$41,750	$50,100	$66,800	$83,500	$100,200	$108,550	$137,775
3	$28,170	$37,560	$46,950	$56,340	$75,120	$93,900	$112,680	$122,070	$154,935
4	$31,290	$41,720	$52,150	$62,580	$83,440	$104,300	$125,160	$135,590	$172,095
5	$33,810	$45,080	$56,350	$67,620	$90,160	$112,700	$135,240	$146,510	$185,955
6	$36,300	$48,400	$60,500	$72,600	$96,800	$121,000	$145,200	$157,300	$199,650

Source: U.S. Department of Housing and Urban Development

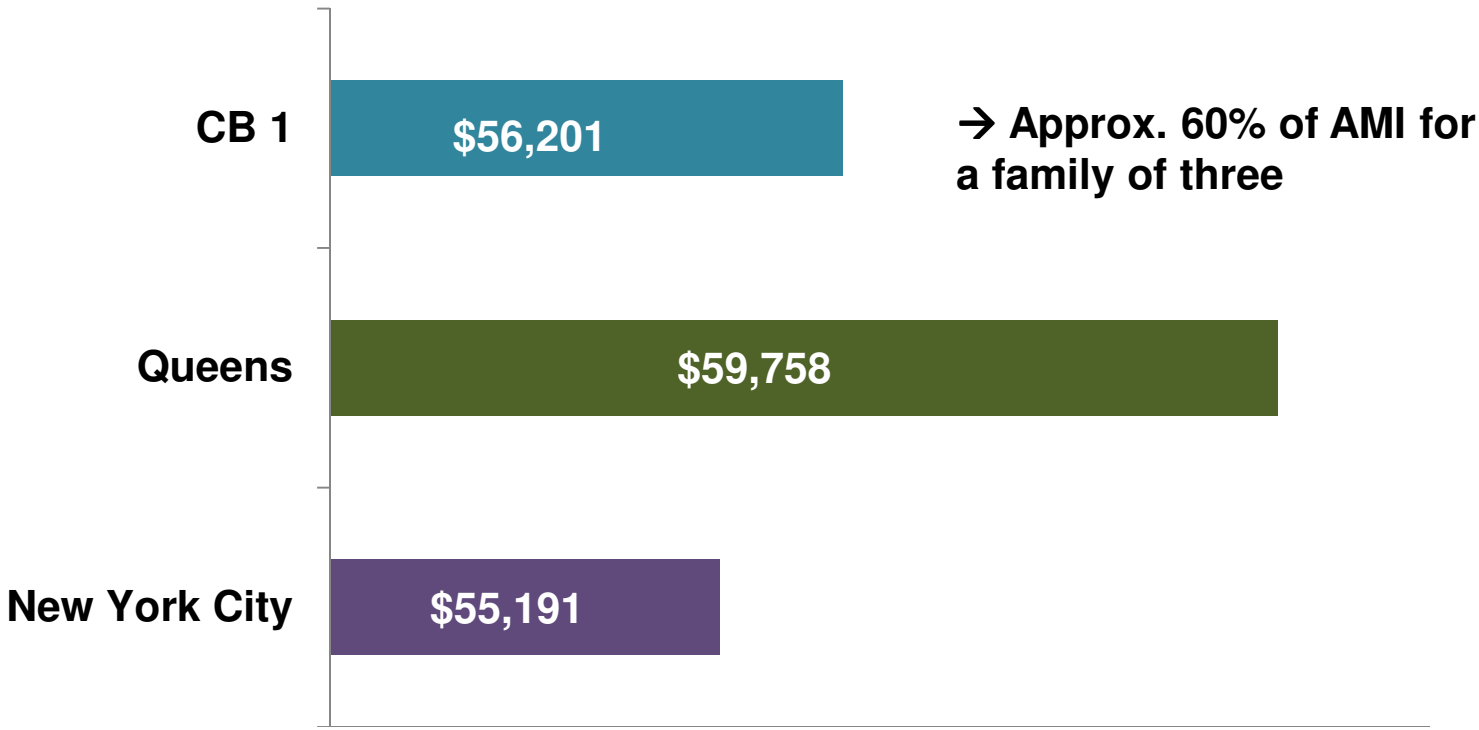
What is Affordable Housing?

2018 NYC Affordable Monthly Rents

Unit Size	30%	40%	50%	60%	70%	80%	100%	120%	130%
Studio	$367	$524	$680	$837	$1,040	$1,197	$1,510	$1,823	$1,979
One-bedroom	$471	$667	$863	$1,058	$1,313	$1,509	$1,900	$2,292	$2,487
Two-bedroom	$575	$810	$1,045	$1,280	$1,585	$1,820	$2,289	$2,759	$2,993
Three-bedroom	$658	$929	$1,200	$1,472	$1,824	$2,096	$2,638	$3,181	$3,452

**Assumes tenant pays electricity, no electric stove. Rents are approximate and have been calculated at 30% of annual gross income of the target AMI.*

Queens CB1 Median Household Income



Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates. Table number B19013; figures are in 2016 US dollars.

Building New Affordable Housing: Overview

Privately-Owned Sites

- **HPD financing programs:** Developers apply to HPD for low-interest loans, tax credits, and other incentives in exchange for building affordable housing.
- **Mandatory Inclusionary Housing**: When a project or neighborhood is rezoned for greater residential use, developers are required to provide a certain amount of affordable housing.
- **HPD Mission-Based Partnerships Initiative**
  - Mayor's Clergy Advisory Council and Mayor's Community Affairs Unit
  - Pre-Qualified List of Owners' Representatives

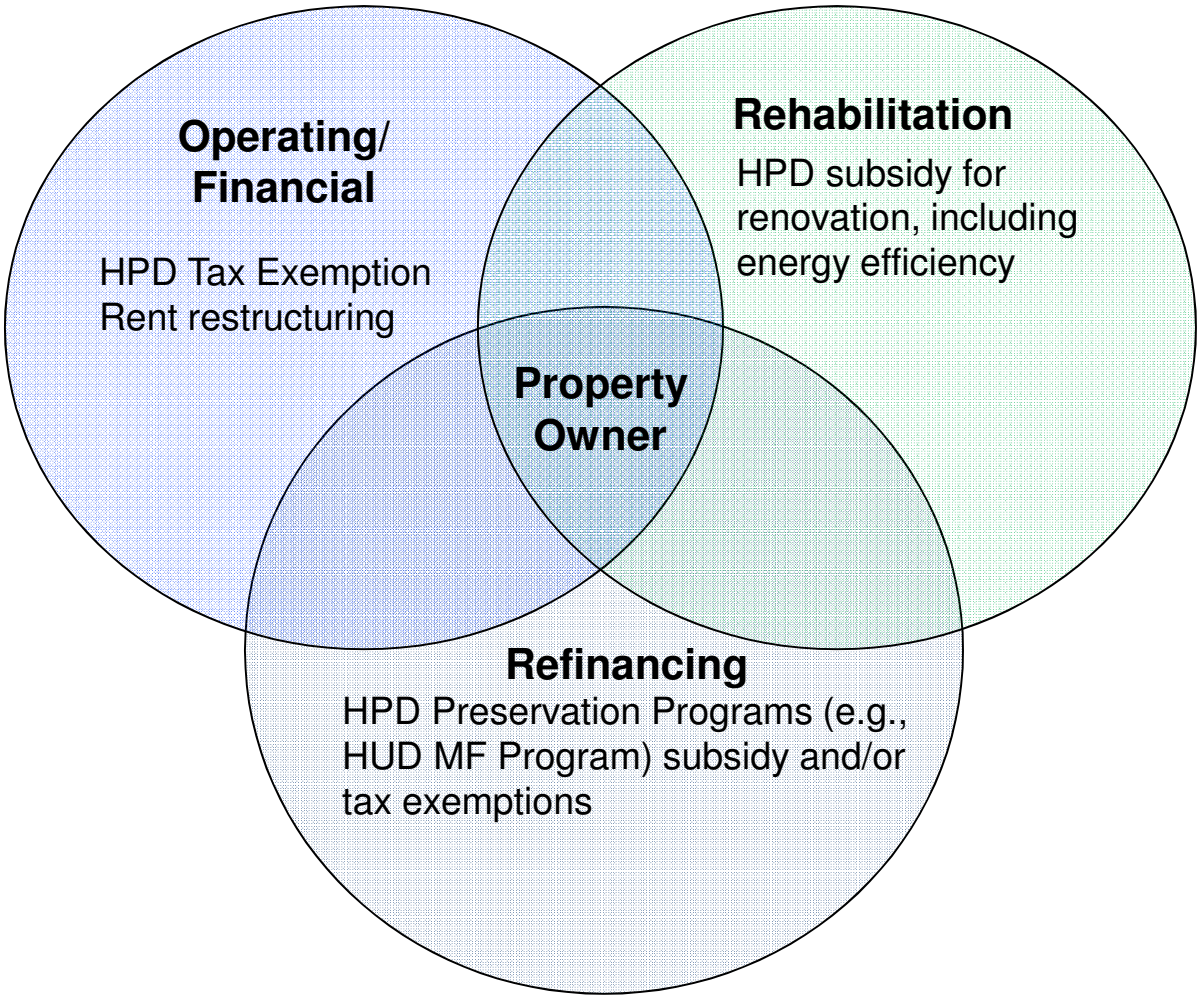
City-Owned Sites

- The City awards land to private/nonprofit developers via competitive processes based on a range of factors, including affordability, and receive HPD financing.

Preserving Affordable Housing: Overview

HPD has a range of **financing tools and incentives** to help owners address financial, physical, and other project needs.

Our goal is to help owners ensure **long-term financial and physical viability, and affordability**.

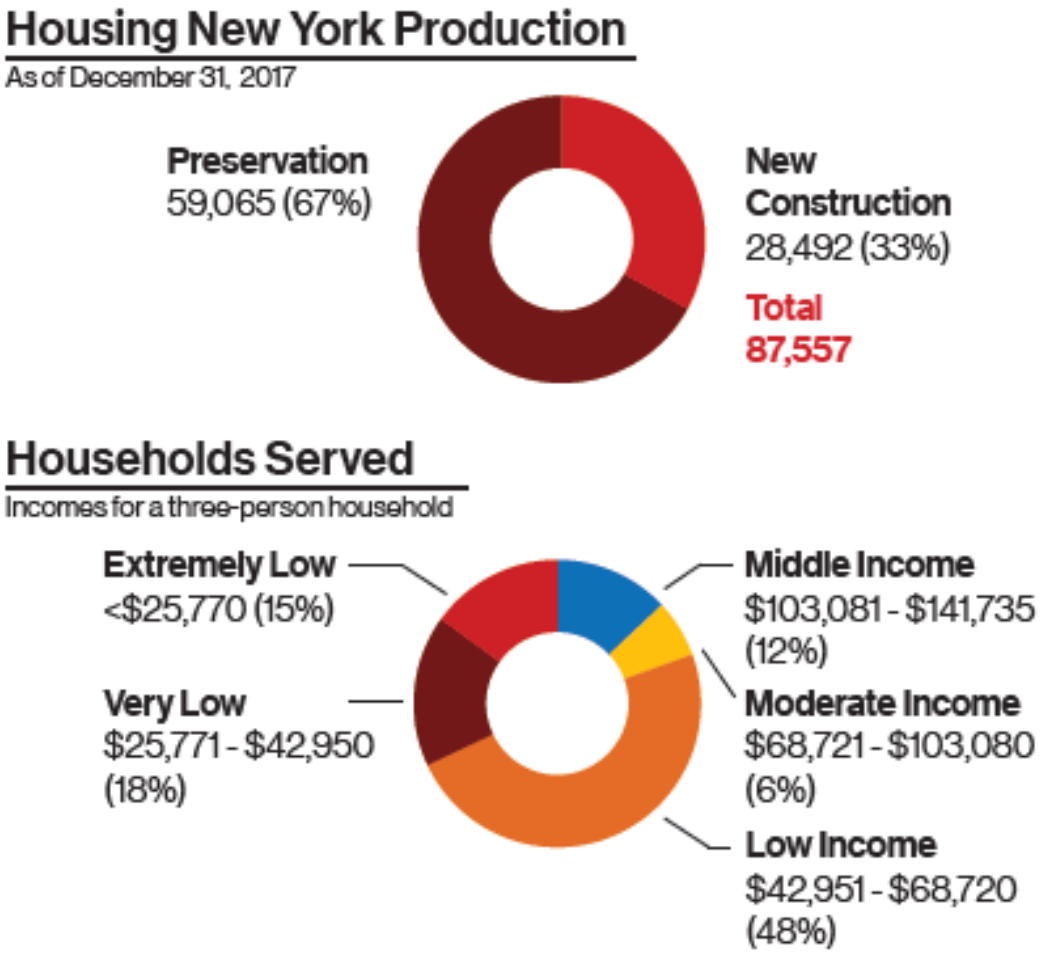


Housing New York Progress to Date

33% of all HNY Starts are ELI/VLI (Target is 25%)

30% of New Construction starts are ELI/VLI (8,495 units)

35% of Preservation starts are ELI/VLI (20,708 units)



**Incomes in terms of 2017 HUD income limits.*

HNY Housing Starts in Queens CB 1

Housing Starts (# of Units) in Queens CB 1 as of 3/31/18			
Construction Type	**New Housing Marketplace**	**Housing New York as of 3/31/18**	**Grand Total**
New Construction	**334**	**132**	**466**
Preservation	**203**	**531**	**734**
Grand Total	**537**	**663**	**1,200**

Disposition of City Owned Property

Request for Proposals (RFP)
Request for Qualifications (RFQ) **(Typical Process)**

- Developers can submit proposals when there is an open request for development proposals on City owned land
- Submissions are reviewed by internal staff and is a competitive process assuring projects meet affordable housing thresholds set by HNY

Learn more about our RFEI,RFP,RFQ process:
http://www1.nyc.gov/site/hpd/developers/rfp-rfq-rfo.page

Sole Source (Rare Circumstances)

- Site is available and not programmed
- An owner has vacant land adjacent to City owned property to create a larger assemblage to include more affordable housing

Note: HPD does not "sell" property

Example Projects

Housing New York (2014-present)

New Construction

Steinway Estates
19-80 Steinway Street
- 83 affordable apartments
- 50%-120% of AMI

Preservation

Marine Terrace
20-24 21st Street
- Renovation of 444 existing units and renewal of Section 8 contract
- Construction of 2 new buildings with 53 apartments
- Addition of 5,400 SF of community space

Example Projects

New Housing Marketplace Plan (2003-2013)

New Construction

HANAC PCA Senior Residence
31-34 33rd Street
- 66 affordable senior apartments
- Up to 50% of AMI

New Construction

George T. Douris Towers
27-40 Hoyt Avenue South
- 184 affordable senior apartments
- Up to 60% of AMI

Thank you! Questions?

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