



Affordable Housing & Faith-Based Communities

February 11, 2021



Agenda

- 1 What is Affordable Housing?**
- 2 HPD's programs**
- 3 Potential site opportunity and assembling a team**
- 4 Developing affordable housing and development process**
- 5 Questions and Follow Up**

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?

There are several types of “affordable” housing:

TYPE	OWNERSHIP	REGULATION
Unregulated	Private	Not subject to regulation
Rent Stabilized	Private	Protected under NYS Rent Stabilization Law
Public Housing	Public	NYCHA
Government Assisted	Private	Subject to regulation

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

\$30,720

30% AMI

Retail
Salesperson

\$61,440

60% AMI

Taxi
Driver +
Janitor

\$81,920

80% AMI

Caseworker
+ Home
Health Aide

\$133,120

130% AMI

Teacher +
Firefighter

\$102,400

for a family of three
(2020)

HPD New Construction Programs

New Construction Programs Include:

Rental

- [Extremely Low & Low-Income Affordability \(ELLA\)](#)
- [Mixed Income Program \(Mix & Match\)](#)
- [Mixed Middle Income \(M2\)](#)
- [Neighborhood Construction Program \(NCP\)](#)
- [Senior Affordable Rental Apartments \(SARA\)](#)
- [Supportive Housing Loan Program \(SHLP\)](#)

Homeownership

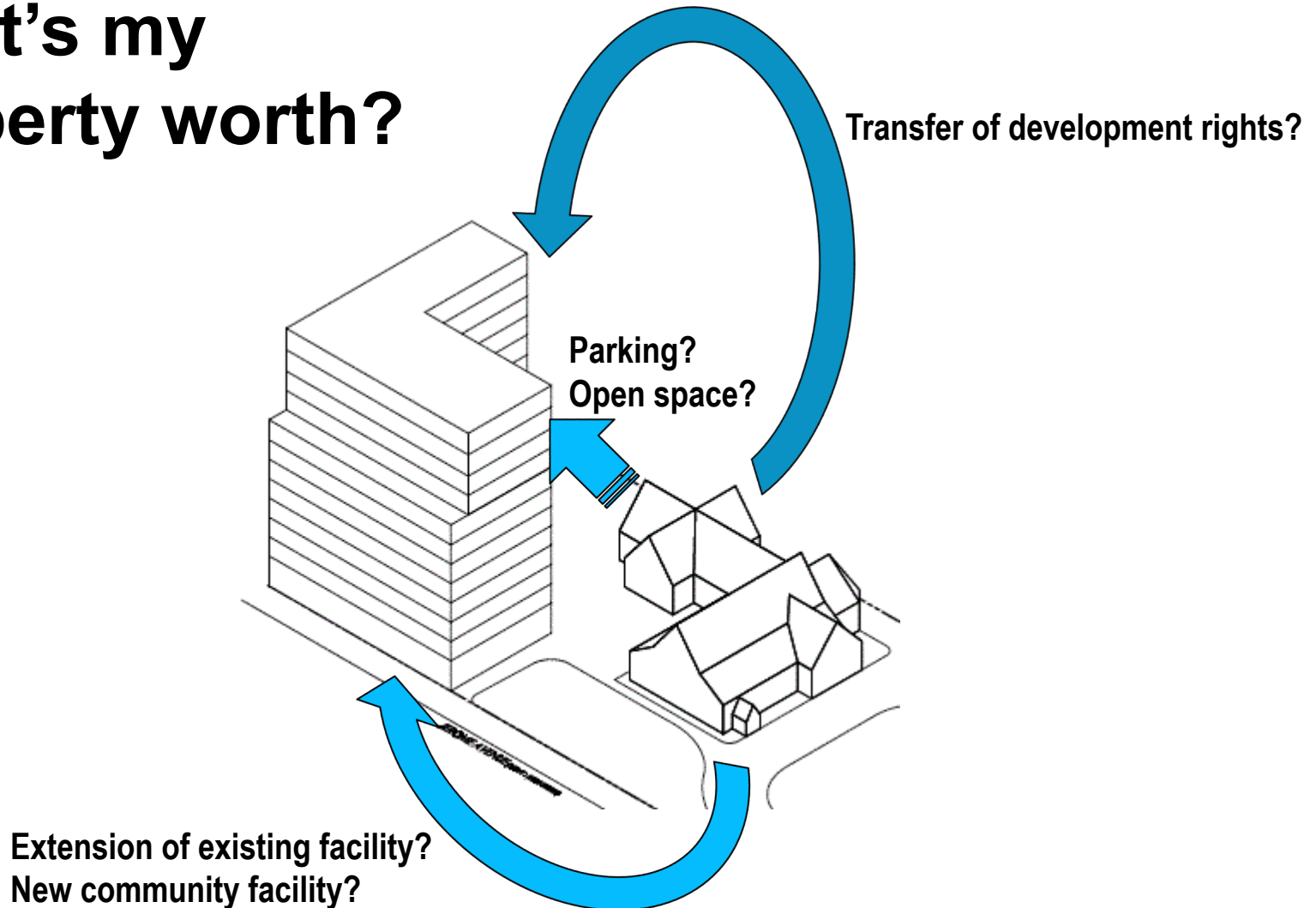
- [Open Door](#)



PS 186 Boys & Girls Club of Harlem, Low Income Rehab
Source: AIA NY

Potential Site Opportunity

**What's my
property worth?**



Potential Site Opportunity

Questions for FB Organizations to Consider

- What can I build on my land? What is allowable and do I need any land use actions to change zoning to build what I want to build?
- What is on my land now? Will we need to relocate/demolish in order to build the project that I want to achieve?
- Does my property have clean title and do I have all ownership documentation?
- What do I want to get out of the project? i.e. new prayer hall, community space, revenue to support congregation, housing.
- What population(s) of New Yorkers do I want to serve? The population will determine which City program is the right fit for your project.

Assembling a team

The professionals:

- **Architect:** Perform site capacity study pursuant to planning and zoning and the number of residential units and other uses, as well as assemble the full design and engineering team
- **Owner's Representative:** Assist the owner in assembling the full project team, including the developer, serve as the project manager, and represent the owner in the development process
- **Legal Counsel:** Represent and advise the owner in all real estate legal matters, regulatory agreement, and financial transactions
- **Developer Partner:** Partners with owner bring track record and financial capacity to ensure project completion
- **Non-profit or MWBE service provider?**

Assembling a team

Development Partnerships

- HPD maintains a [list of qualified owner's representatives](#) on its website.
- Different options for structuring partnerships based on what the institution wants out of the deal
 - Space or money
 - Reduced property management expenses, risk
 - Parking
 - Revenue sources
- Consultants and owner's reps assist owners and developers with
 - Project management
 - Planning
 - Financing
 - Construction monitoring
 - Management

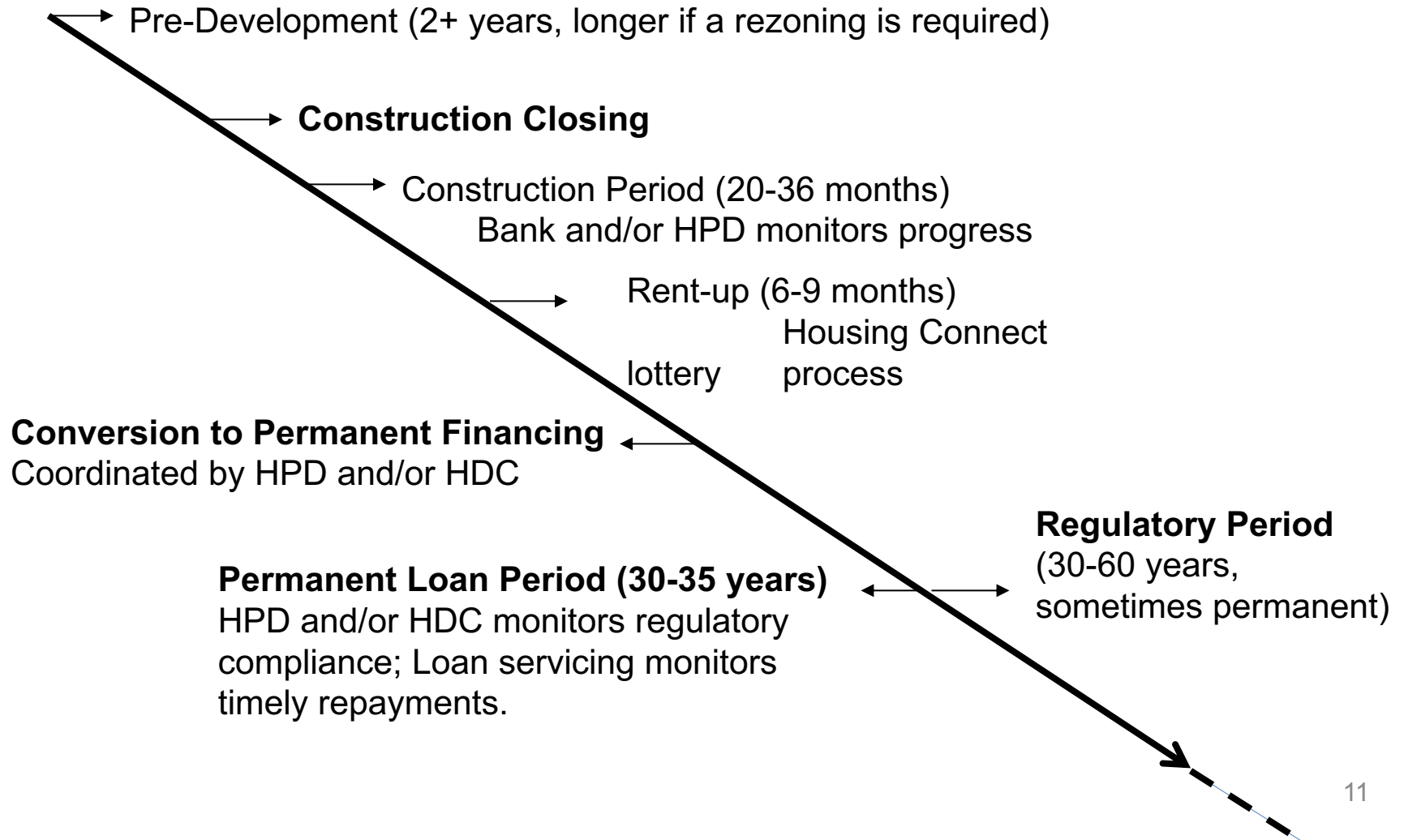


Tree of Life; 174 Units in Jamaica, Queens

Source: First Jamaica Community and Urban Development Corporation

Development Process

Developing Affordable Housing Takes Time, Resources, and Determination!!!!



Thank you. Questions?

Perris Straughter

Assistant Commissioner, Planning &
Predevelopment

straughp@hpd.nyc.gov

407- 415 Malcolm X Blvd/Lenox Ave. - Manhattan

The Robeson

Block 1915/Lots 32-36

- Private and public land
- 79 residential units – 50% of units permanently affordable
- Community facility uses –
Headquarters for Street Corner Resources; New Hope Spring Grove Downtown Baptist Church of Christ

Developer: Lemor Realty

Land Use Actions:

- Disposition of City Owned Property
- Rezoning w/ MIH



Tree of Life



- Partnership with First Presbyterian Church in Jamaica Queens
- 174 Affordable Units, one of third of which are permanently affordable
- Mixed-Use, mixed-income financed under Mix and Match program with city subsidy and tax-exempt bonds