



Affordable Housing & Faith-Based Communities

December 13, 2019



AGENDA

01 Overview of HPD and HNY

02 What is Affordable Housing?

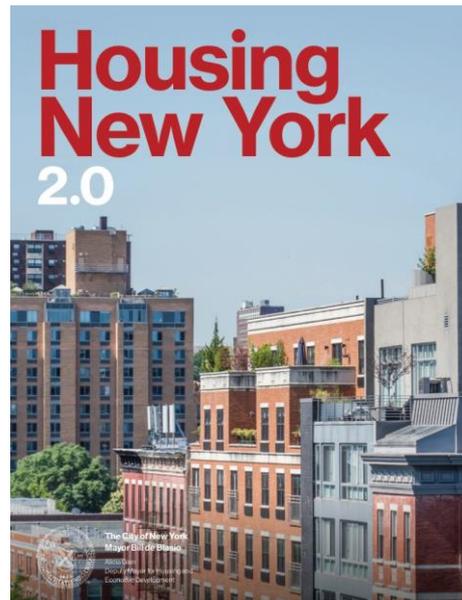
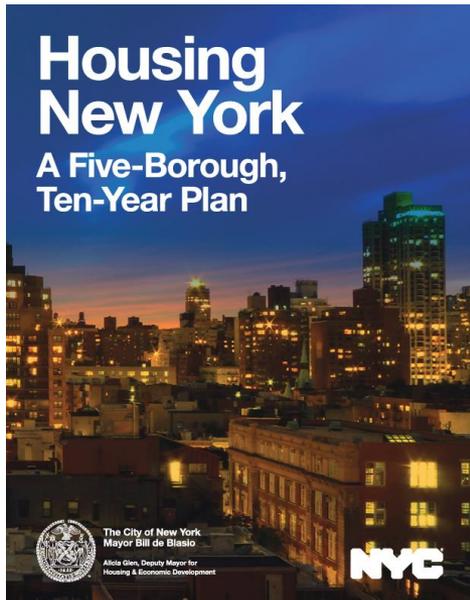
03 Development of Affordable Housing

04 Tools for Faith-Based Communities

05 Questions and Follow Up

01 Overview of HPD and HNY

- HPD is the largest municipal housing agency in the country
- Tasked with implementing Housing New York, **300K over 12 years**
- Development work loosely breaks into preservation and new construction



02 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 income is...

\$20,000

\$50,000

\$100,000

Your monthly rent should be approximately:

\$600

\$1,500

\$2,500

*Varies depending on income and household size.

02 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

02 What Is Affordable Housing?

Area Median Income (AMI) is determined each year by the federal government for different regions.



100% AMI



\$96,100
for a family of three
(2019)

New York Metro Area :

02 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:

\$22,410

30% AMI

Fast food cashier



\$67,620

60% AMI

Hair stylist, barber, and three kids



\$75,120

80% AMI

Assistant fabric buyer



\$124,930

130% AMI

Teacher, firefighter, and one child



100% AMI

\$96,100

for a family of three
(2019)

02 What Is Affordable Housing?

Rent is set to be affordable to households earning different incomes:



100% AMI

Studio

\$423

30% AMI

Fast food cashier



3 bedroom

\$1,588

60% AMI

Hair stylist, barber, and three kids



Studio

\$904

80% AMI

Assistant fabric buyer



2 bedroom

\$3,063

130% AMI

Teacher, firefighter, and one child



\$96,100

for a family of three
(2019)

03 Development of Affordable Housing

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

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.

03 Development of Affordable Housing

Our programs term sheets describe the amount of financing offered and the level and duration of affordability required

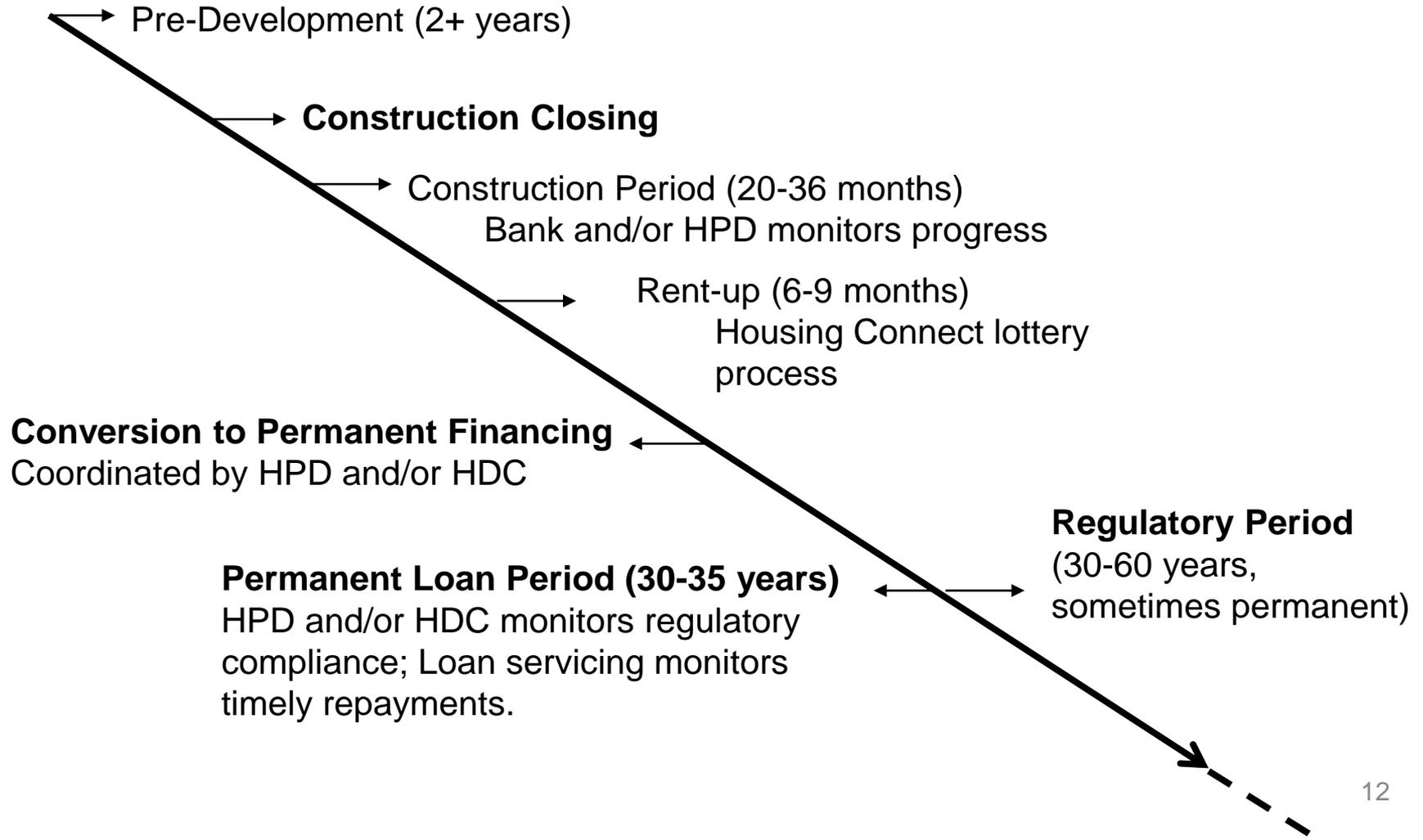
- Maximum subsidy amount from the City
- Required # of units and affordability levels
- Length of affordability requirements
- # or % of certain sized units in a project

Castle Garden, Supportive Housing
Source: The Fortune Society



03 Development of Affordable Housing

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



03 Development of Affordable Housing

Consultants help navigate the pre-development process, which includes:

- Site Control and value– [HPD’s Appraisal Guidelines](#)
- Land use actions (as needed)
- Iterative budget review and approval
- Design/Architectural :
 - [HPD Design Guidelines for Multifamily New Construction and Senior Housing](#)
 - [HPD Supportive Housing Design Guidelines](#)
 - [Enterprise Green Communities Certification](#)
 - [HPD Retail Design Guidelines](#)
- Environmental Review and Approval
- DOB approvals (building permits)
- [Sponsor Review](#)
- Private financing approvals
- Financing/ loan closing

03 Tools for Faith-Based Communities

Development Partnerships

- New developers/owners often partner with experienced developers, or hire consultants.
- HPD maintains a [list of qualified owner's representatives](#) on its website.
- 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

03 Tools for Faith-Based Communities

New York Land Opportunity Program (NYLOP)

<https://www1.nyc.gov/site/hpd/services-and-information/partnerships.page>

- Program run through LISC to help mission-driven organizations create joint-venture partnerships, five churches are in pilot cohort:
 - The Community Church of New York Unitarian Universalist in Murray Hill, Manhattan
 - St. Luke's Episcopal Church, in the Bronx
 - Shiloh Church of Christ in Harlem, Manhattan
 - Wakefield Grace United Methodist Church in Wakefield, Bronx
 - St. John's Global Ministries, near downtown Jamaica, Queen
- NYLOP provides pro-bono architectural, legal, and financial technical assistance
- HPD's role in NYLOP has been to help build the concept, fundraise and confirm programs conform with HPD policy/term sheets.

03 Tools for Faith-Based Communities

What is a Community Land Trust?

- CLTs are mission-driven to provide permanently affordable housing and other community needs
- CLTs separate ownership of land and buildings. The nonprofit CLT owns the land, and issues ground leases to buildings
- CLTs are fundamentally an ownership structure and can be flexible for a wide variety of uses



03 Tools for Faith-Based Communities

How does a CLT work?

- The trust is typically a non-profit corporation with an elected or appointed board
- Democratically governed by a three-part board
 - 1/3 residents
 - 1/3 general public
 - 1/3 public officials/government representatives
- Other variations can include trusts with only appointed board members (e.g. government-sponsored land trusts), or boards that include other local non-profits, private institutions, businesses, and foundations
- A CLT may also be formed under the sponsorship (inside the corporate shell) of an existing non-profit

Examples of Faith-based Initiatives

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

The Robeson

407-415 Malcolm X Blvd./Lenox Ave. (Block 1915/Lots 32-36)

- Private and Public Sites
- 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



1775 Watson Avenue - Bronx



Rendering at Rosedale and Watson Avenues (Aufgang Architects)

1775 Watson Avenue - Bronx

Project:

- Private Site
- 1775 Watson Avenue (Bronx Block 3751 Lot 1)
- 324 residential units across 3 mixed-use buildings
- New Bronx Pentecostal Deliverance Center (BPDC) sanctuary
- ~16,500 sf of ground floor commercial space
- BPDC retains a 40% ownership stake in the residential cash flow

Development Team:

- Azimuth Development Group LLC, Joy Construction Corporation, Bronx Pentecostal Deliverance Center

Land Use Actions:

- Rezoning w/ MIH

04 Questions and Follow Up

Contact Information

mfnc@hpd.nyc.gov

HPD Term Sheets

nyc.gov/hpd/termsheets

Best Practices and Other Materials

<https://www1.nyc.gov/site/hpd/developers/mission-based-partnerships.page>