



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

June 18, 2019

Louis Carroll
Commissioner
Department of Housing Preservation & Development
100 Gold Street
New York, NY 10038

RE: Affordable Housing Development Guidelines

Dear Commissioner Carroll,

The following resolution details the *Manhattan Community Board 11 Affordable Housing Development Guidelines* which should be utilized by City Agencies and developers to design proposals that fit the housing needs of Manhattan Community District 11:

Whereas, past housing policies have concentrated extremely low-income and special needs housing in Manhattan Community District 11 while failing to provide sufficient levels of public and private investments to ensure an economically viable, environmentally healthy and safe neighborhood with adequate social services, and

Whereas, the effects of rapid rent increases and an influx of affluent residents in Manhattan Community District 11 have exacerbated a housing crisis to which City housing policy has not adequately responded, and

Whereas, current and past government programs to subsidize housing construction on City-owned properties have often produced housing and mixed-use developments which do not meet the needs of Manhattan Community District 11 residents, and

Whereas, the need to clarify the specific housing needs of Manhattan Community Board 11 residents and encourage future housing proposals to meet current and future demand is paramount as the stock of City-owned land and opportunities to build truly affordable housing is diminishing.

Therefore, be it

Resolved, that Manhattan Community Board 11 will give priority to those proposals which seek Community Board approval and meet the following guidelines:

1. *Income and Rent Schedule.* Income requirements are based on the Area Median Income (AMI) of \$96,100 for a family of three in 2019
 - **Extremely Low-Income** is defined as less than or equal to 30% of AMI (\$28,830 or less for a family of three)
 - **Very Low-Income** is defined as 31-50% of AMI (\$28,830-\$48,050 for a family of three)
 - **Low Income** is defined as 51-80% of AMI (\$48,050-\$76,880 for a family of three)
 - **Moderate Income** is defined as 81%-120% of AMI (\$76,880-\$115,320 for a family of three)
 - **Middle Income** is defined as 121%-165% of AMI (\$115,320 -\$158,565 for a family of three)

Unit Size	30%	40%	50%	60%	80%	100%	120%	130%	165%
Studio	\$375	\$535	\$696	\$856	\$1,225	\$1,545	\$1,866	\$2,026	\$2,587
One-bedroom	\$481	\$681	\$881	\$1,081	\$1,542	\$1,942	\$2,342	\$2,542	\$3,243
Two-bedroom	\$588	\$828	\$1,069	\$1,309	\$1,862	\$2,342	\$2,823	\$3,063	\$3,904
Three-bedroom	\$672	\$949	\$1,227	\$1,504	\$2,143	\$2,698	\$3,253	\$3,530	\$4,501

Table 1. New York City Department of Housing Preservation and Development 2018 Area Affordable Monthly Rent, retrieved on May 28, 2019 from:

<https://www1.nyc.gov/site/hpd/renters/area-median-income.page>

- a. *Development on Publicly Owned Sites*
 - Target 100% rent and income restricted development with deep affordability and at a variety of low- and moderate-income rent levels in perpetuity.
 - **20% Extremely Low-Income** (at or below 30% of AMI)
 - **20% Very Low-Income** (between 31% and 50% AMI)
 - **20% Low-Income** (between 51% and 80% AMI)
 - **20% Moderate-Income** (between 100% and 120% of AMI)
 - **20% Middle-Income** (from 121% up to 130% AMI)
 - 50% community preference should be given for affordable developments.
- b. *Development on Privately Owned Sites*

- On privately owned rezoned sites under the MIH policy and seeking a variance or zoning change, at least 30% of the residential units should be affordable at an average of 60% AMI in perpetuity.
 - 50% community preference should be given for affordable units.
- c. *Condominium or Cooperative Development*
- Developers are encouraged to construct affordable condominiums or cooperatives to provide homeownership opportunities to local residents. Housing proposals that integrate both affordable homeownership and rental units are also encouraged. All condominium or cooperative units should be affordable to low-moderate- and middle-income households earning between 80% and 130% of AMI.
 - 50% community preference should be given for affordable home ownership developments.

2. *Design Elements*

- Large windows to maximize light and air
- Accessible to physically handicapped and visual or hearing impaired individuals that live independently or with a live in aide.
- Energy efficient (utilizing Federal and State government subsidies)
- Resilient to storm flooding and other natural disasters
- Active design
- Family and age-friendly design

3. *Density and Zoning*

- Will allow proposals to seek zoning changes that increase the height of a building by a recommended 40 feet or 3 stories in exchange for more affordable housing units which meet our income guidelines
- Proposals must adhere to standard setback rules

4. *Characteristics of Developer*

- Developers must have a proven track record of quality affordable housing development
- Preference will be given to those developers who most closely meet *Manhattan Community Board 11's Affordable Housing Development Guidelines*

5. *Included Programming/Special Needs Housing*

- Special needs housing should be accompanied by the appropriate services and level of funding to maintain quality service provision and meet the needs of clients. These service provisions may include, but are not limited to: case managers, service coordinators, group therapy, mental health counseling, employment training, security or other health and human services deemed necessary for the target population served.
- Service providers or nonprofit partners must have a proven track record of providing quality services and care to the target population, and be it further

Resolved,

that Manhattan Community Board 11 requests all our local elected officials support these guidelines and promote them amongst their colleagues and developers seeking

their support to ensure future housing proposals in Manhattan Community District 11 will serve the housing needs of its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Nilsa Orama". The signature is fluid and cursive, with the first name "Nilsa" being more prominent than the last name "Orama".

Nilsa Orama
Chair

cc: Hon. Bill de Blasio, Mayor, City of New York
Vicki Been, Deputy Mayor for Housing and Economic Development
Leila Bozorg, Deputy Commissioner for Neighborhood Strategies, Department of Housing Preservation & Development
Hon. Corey Johnson, Speaker, New York City Council
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Diana Ayala, New York City Council
Hon. Bill Perkins, New York City Council
Hon. Ben Kallos, New York City Council
Hon. Keith Powers, New York City Council
Hon. Robert J. Rodriguez, New York State Assembly
Hon. Inez Dickens, New York State Assembly
Hon. Jose Serrano, New York State Senate
Hon. Brian Benjamin, New York State Senate
Hon. Adriano Espaillat, United States Congress

