



THE CITY OF NEW YORK
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**BREAKING RECORDS: MAYOR DE BLASIO'S AFFORDABLE HOUSING PLAN
HAS FINANCED 40,000 APARTMENTS SO FAR, ENOUGH FOR 100,000 NEW
YORKERS**

Most new affordable housing ever built in one year

New homes for low-income households, seniors, homeless families

Preservation to keep tenants in affordable homes in fast-changing neighborhoods

NEW YORK—Mayor Bill de Blasio today announced the administration has financed 40,204 affordable apartments since taking office, delivering enough affordable housing for more than 100,000 New Yorkers. The figures include the largest number of new affordable apartments underway during any year since the City's housing department was founded 38 years ago.

New Yorkers can apply for affordable housing at nyc.gov/housingconnect or by calling 311.

“This has to be a city for everyone. And that’s why we are fighting displacement in fast-changing neighborhoods. It’s why we’re putting shovels in the ground on a new generation of apartments that working people can actually afford. Hundreds of thousands of New Yorkers go to sleep every night worried about whether they’ll be able to afford rent next month or next year. With our housing plan, we’re giving seniors and working families security for decades,” said **Mayor Bill de Blasio**.

“We aren’t holding anything back. We have put every tool the City has into play, and we’re seeing real results for New Yorkers. Building by building, neighborhood by neighborhood, we are confronting this affordable housing crisis and making sure New York City remains a city for everyone,” said **Deputy Mayor for Housing and Economic Development Alicia Glen**.

“As the costs of living in New York City rise, we must ensure that our neighborhoods remain diverse and affordable for the New Yorkers who make them so exceptional. These 40,000 units and the units to come will help anchor rapidly-changing neighborhoods and provide much-needed housing security for New Yorkers across the city,” said **Council Speaker Melissa Mark-Viverito**.

“There has never been a more dire need to preserve and expand affordable housing in this city. With skyrocketing rents and a record-high cost of living, New York families constantly face unattainable rents and the threat of eviction. Mayor de Blasio shares the same concern and commitment that the New York State Assembly Majority has in fighting the housing crisis. Today's announcement outlining gains in the preservation of housing for low-income New Yorkers demonstrates the Mayor's focus on improving and conserving existing affordable housing. I look forward to working with all levels of government to continue this progress and deliver solutions to today's housing crisis,” said **Assembly Member Keith L.T. Wright, Chair of the Committee on Housing**.

“New York City continues to face an affordable housing crisis and I'm happy to see Mayor de Blasio has stayed focused on protecting our most vulnerable by financing an unprecedented 40,204 new affordable apartments. As Chair of the Housing and Buildings Committee, I'm looking forward to working with the Mayor to continue addressing the needs of working families, lowest-income New Yorkers, seniors and immigrants, all of whom depend on affordable housing,” said **Council Member Jumaane D. Williams, Chair of the Committee on Housing and Buildings**.

The record numbers represent major progress on critical fronts in New York City's housing crisis. More than half of all households are paying more rent than they can afford, and rents are continuing to rise faster than wages.

The de Blasio Administration is targeting new programs at the very lowest-income families, including the formerly homeless. And the City is undertaking aggressive preservation work to lock-in the affordability of unprotected apartments across the city, including small two- and three-family homes, and at major complexes like Stuyvesant Town/Peter Cooper Village and Riverton Houses. The Mayor made today's announcement at a group of 13 buildings in fast-gentrifying Bedford-Stuyvesant and Crown Heights that will now be protected as affordable through 2047 for 212 households making a little as \$24,000 per year. The buildings will also provide new homes for formerly homeless families.

In 2015, the City financed 21,041 affordable apartments, of which over a third were new construction and two-thirds were preservation of existing affordable housing. The City invested \$600 million in City capital in those homes, and leveraged more than \$1.3 billion in bonds issued by the Housing Development Corporation during 2015, including its new Sustainable Neighborhood Bonds – the first social investment bonds used for affordable housing in the United States.

To meet the goals of *Housing New York*, the Mayor doubled the capital funding for HPD, and, most recently, in the ten-year capital plan included nearly \$7.5 billion for affordable housing, and more than \$1 billion in funding for the parks, libraries, road construction and other infrastructure necessary to support neighborhood growth and new housing opportunities.

“The number of affordable homes we have financed over the last two years is a huge accomplishment. These aren't just homes, they are brighter futures: for homeless veterans, working families, and extremely-low income New Yorkers – all of whom have been hit by rising

rents,” said **HPD Commissioner Vicki Been**. “*Housing New York* is about more than just numbers – it is about the people we serve, the neighborhoods we strengthen, and the future we shape for the City we love. I am extremely proud of the work we have done together with our partners, and to see that the changes and investments we have made are making an important difference across our five boroughs.”

“In 2015, we made great strides under Housing New York to address the affordability crisis threatening our great City,” said **Gary Rodney, President of HDC**. “Through new programs and initiatives like our Sustainable Neighborhood Bonds, HDC is partnering with our sister agency HPD to create new housing opportunities for some of the neediest New Yorkers as well as those working families struggling to make ends meet. We will continue to keep up the pace as we look to foster the affordability and diversity of our neighborhoods and communities. I want to thank Mayor de Blasio and Deputy Mayor Alicia Glen for their leadership and all our partners in the public and private sector for their commitment to financing affordable housing for future generations of New Yorkers.”

Progress in 2015 included:

More apartments for the formerly homeless: Through new programs such as “HomeStretch” that create a pathway from shelter to permanently affordable housing, HPD, HDC and the Department of Homeless Services partnered to help stem the homelessness crisis and return families to stable housing. 1,618 apartments for the formerly homeless were financed in 2015, bringing the two-year total to 2,462,

More housing for seniors on fixed incomes: New programs, including the Senior Affordable Rental Apartments (SARA) program increased the new construction and renovation of affordable housing for very low-income senior citizens. 1,087 such apartments were financed last year, bringing the two-year total to 2,722.

More apartments for the very lowest-income families: HPD and HDC’s new Extremely Low and Low Income Affordability (ELLA) program kicked into high gear, creating more housing opportunities for families with the lowest incomes – those making less than \$23,300 for a family of three. 1,081 such units were financed last year, bringing the two-year total to 2,000.

The First-Ever M/WBE Affordable Housing Pipeline: To ensure an increased role for Minority and Women Owned Business Enterprise (M/WBE) firms building affordable housing, the City launched its first ever M/WBE request for proposals, soliciting bids on six new projects across the city.

Learn more at nyc.gov/housing.

“We have a lot more work to do, but it’s good to finally see real progress toward an ambitious affordable housing goal,” said **Manhattan Borough President Gale A. Brewer**. “My office will continue to leave no stone unturned as we work with the mayor, the Council, and our Community Boards to build more affordable housing while preserving the character and feel that make Manhattan’s neighborhoods so special.”

“I applaud Mayor de Blasio for making home affordability one of the signature issues of his administration,” said **Congressman Eliot Engel, senior member of the House Energy and Commerce Committee**. “New York is the greatest city in the world, but all too often working class families and seniors have been priced out of their own homes due to skyrocketing rent. NYC needs to be open to everyone, and more affordable housing options will ensure that.”

“I applaud Mayor de Blasio for making affordable housing a priority,” said **Congresswoman Carolyn B. Maloney**. “New York is the greatest city in the world, but finding an affordable place to live is something many New Yorkers struggle with. I am thrilled that new affordable units will soon become a reality, and the new sense of security that these apartments will provide is invaluable. This will have a long-lasting, positive impact for many New Yorkers.”

“I am proud of the Mayor’s announcement. New Yorkers need significant City and State investments so that the supply of affordable housing can keep up with the demand,” said **Assembly Member Erik Martin Dilan**.

“I commend Mayor de Blasio for his tireless efforts to combat displacement and finance this historic number of affordable apartment units. In the mists of an affordable housing crisis, and subsequent homelessness crisis, it takes bold leadership to ensure hundreds of thousands of hard working families can remain in the communities that they have called home for decades and going forward - for years to come,” said **Assembly Member Walter T. Mosley**.

“This announcement is welcome news to all New Yorkers worried about the future of our City. Thanks to Mayor de Blasio’s commitment to reverse the rising tide of housing costs that threaten to engulf working families, we are at last making real progress towards creating a City that is affordable for all. But we cannot let up in our efforts. Together with this Administration, we must continue the fight – not only to build new units of affordable housing, but to preserve the affordable housing we already have and keep New Yorkers in their homes,” said **Council Member Margaret Chin**.

“Residents who live in apartment buildings are just as important to the strength of BedStuy and Crown Heights as our brownstone owners and they deserve to see a future for themselves and their children right here. But for so many families, the housing market is a relentless tide, eroding their resources and threatening to sweep them out into a terrifying sea of instability. Thanks to the de Blasio administration's work, the families of BedStuy and Crown Heights are more secure today and many more affordable rentals and homeownership units are in the pipeline. I'm very proud to be part of securing affordable housing in this community to benefit families today and for generations to come,” said **Council Member Robert Cornegy**.

“Creating affordable housing in one of the country’s most expensive real estate markets is no easy feat, yet New Yorkers are in dire need of real affordable housing for low and middle incomes. Many thanks to Mayor de Blasio for committing to an ambitious long-term affordable housing plan that brought 40,000 new units in two years,” said **Council Member Peter Koo**.

“Every family needs a place to call home. That’s why it’s a great achievement that the de Blasio administration has financed more units of affordable housing in its first two years than ever before,” said **Council Member Brad Lander**. “As a lifelong affordable housing champion it’s great to see all the tools for addressing preservation, development, quality, and access, coming together. I look forward to working with the administration and my colleagues to enhance and improve the toolkit even further in the coming months.”

“To tackle the affordability crisis in this city, we first need to ensure New Yorkers have options for affordable housing. This is particularly true of neighborhoods like the ones I represent, that are experiencing rapid changes in the real estate market,” said **Council Member Mark Levine, Co-Chair of the City Council Affordable Housing Preservation Taskforce**. “The Mayor’s affordable housing plan is creating new units at a record pace, and this progress combined with critical support for the preservation of existing affordable units, will allow New York City to be a place for everyone.”

“I applaud the de Blasio Administration for making real progress on building and preserving 200,000 units of affordable housing for hardworking New Yorkers,” said **New York City Council Majority Leader Jimmy Van Bramer**. “Affordable housing is a necessity in every part of our city, and it is essential that we continue to forge forward in building more units for New Yorkers.”

“Mayor de Blasio continues to deliver on his commitment to preserve affordable housing throughout the city and today’s announcement is especially great news for the Bedford-Stuyvesant and Crown heights neighborhoods where significant displacement has occurred over the last decade,” said **Council Member Donovan Richards**. “These 200 families will now be able to stay in the community in which they have built a life for themselves without having to worry about being pushed out by unreasonably high rent. I’d like to thank the de Blasio administration for continuing to use a variety of methods to retain affordable housing across New York City.”

“In the neighborhoods of Crown Heights and Bedford-Stuyvesant, two neighborhoods facing rapid gentrification, it is vital that the City of New York take proactive measures to preserve its cultural and economic diversity. The immediate availability of new and preserved affordable housing units will ensure that low-income seniors, homeless families and veterans will have a safe space within these communities to call their own. Today’s mayoral announcement will make a tremendous impact in the ongoing homelessness crisis affecting more than 60,000 New Yorkers, primarily women and children,” said **Council Member Laurie A. Cumbo, Chair of the Committee on Women’s Issues**.

“I applaud the Mayor for keeping his commitment to make affordable housing his administrations main priority. As New Yorkers struggle to find an affordable place to live within the five boroughs, this administration is proving to be able to spearhead a colossal effort to create affordable housing at a record rate. This announcement is reassuring and I look forward see what the future holds, especially with the Mayors rezoning efforts to create fertile land for thousands of affordable units,” said **Council Member Rafael Espinal**.

“I believe in a New York that is affordable for New Yorkers and am proud to be a part of this Administration's efforts to combat income inequality through affordable housing. Thanks to the over 40,200 units of housing created or preserved since Mayor de Blasio took office, more than 100,000 New Yorkers have been shielded from sometimes life changing impacts of skyrocketing rents. Affordable housing keeps families out of the shelter system and helps seniors stay in their homes. I thank Mayor de Blasio for his vision and leadership and look forward to working with the Administration and my Council Colleagues on our efforts to keep New York affordable in the years to come,” said **Council Member Vanessa Gibson**.

“I appreciate the Mayor's focus and determination on affordable housing. This is an issue that resonates with every New Yorker. As Chair of the Land Use Committee in the New York City Council, I look forward to continuing to work with the Mayor to create record new affordable housing in our city,” said **Council Member David Greenfield**.

“Affordable housing allows communities to grow and thrive without fear of displacement,” said **Council Member Ydanis Rodriguez**. “The commitment Mayor de Blasio’s administration has shown to build and protect affordable housing will revitalize communities across the city, delivering peace of mind to hard working families. As we seek to close the major gaps we face in income and wealth, affordable housing is one of the few true equalizers we have in our tool box. I commend the mayor and his team for their record-setting efforts and know we can expect a continued focus in this important area going forward.”

Colvin W. Grannum, President of Bedford Stuyvesant Restoration Corporation said, “Bedford Stuyvesant is a community that has stood proud and fought vigorously for equity in housing since the civil rights movement of the early 1960s. For those who built back the neighborhoods of North Brooklyn over the past several decades, those who stood with us in the hardest days, and those who want to grow their families here today, we stand with Mayor de Blasio- who is standing with us, for affordable housing and stable communities. We need to protect what we have worked so hard to build. In order to create equitable outcomes going forward, it is important that we imaginatively prepare for, and attempt to shape, the strong market forces that will continue to impact our housing market and community for the foreseeable future. Together we can do both.”

“On behalf of Neighborhood Housing Services of Northern Queens, I applaud Mayor de Blasio for walking the walk and going beyond the talk in ensuring that his Housing NY Five Borough Ten Year Plan is not just a mere 117 page document but a living guide with pragmatic solutions to the affordable housing crisis in NYC. I also commend his team especially at HPD for the remarkable accomplishment of building 40,000 new units of housing in two years which will help more than 100,000 low income New Yorkers live with dignity,” said **Yoselin Genao-Estrella, Executive Director of Neighborhood Housing Services of Northern Queens**.

“I applaud the works and efforts of this administration working unconditionally to make sure this city closes the gap in which we no longer see New York as a tale of two cities but as one, and the affordable housing initiative is manifested evidence of that transformation coming to past,” said **Reverend Phil Craig, Queens Chapter of National Action Network**.

“Congratulations to Mayor de Blasio for a good first step! We recognize that New York City has colossal affordable housing goals and eagerly look forward to continued growth that will benefit our community. NHS Development Corporation salutes the Mayor and is committed to helping solve some of the affordability crisis in Jamaica, Queens,” said **Helen Maxwell, Director, NHS Development Corporation.**

“Wishing the Mayor a Happy New Year, I applaud the Mayor for his "housing initiatives" and hope that it continues to help many New Yorkers live surely with more "Respect and Dignity" in all aspects of life in particular our immigrant communities,” said **Porez Luxama, Executive Director of Life of Hope Center.**

"The addition of more than 40 thousand affordable units will prevent the displacement for our low income communities and is a victory for all of us,” said **Maritza Muñoz, Housing Program Director, Woodside On The Move, Inc.**

“We applaud Mayor de Blasio’s efforts towards achieving his ambitious plan to create and preserve 200,000 units of affordable housing,” said **Ramon Peguero, Executive Director of Southside United HDFC.** “The unprecedented number of affordable units financed by the administration demonstrates the Mayor’s commitment to ending the current Tale of Two Cities. We encourage him to continue to aggressively pursue his goal and strive to end the affordable housing crisis in New York City.”

“Kudos to Mayor de Blasio and the incredibly talented leadership and staff at the Mayor’s Office, HPD and HDC for reaching 40,000 units at this point in the administration. It speaks to the enduring dedication and commitment by this Administration at all levels to bring more affordable housing to New York City. The Hudson Companies, with its partner, BEC New Communities HDFC, was able to extend affordability to 13 existing buildings and 212 households in Brooklyn thanks to the Mayor’s Housing Plan, and we are humbled and honored to be hosting this announcement today,” said **Aaron Koffman, Principal, The Hudson Companies, Inc.**

“BEC New Communities, HDFC, which has been providing affordable housing for almost 30 years, is proud to work be able to continue these efforts with the help of Mayor de Blasio. His administration's commitment to this effort fostered to our ability to extend affordability and renovate 213 apartments in our portfolio, with our trusted partner, The Hudson Companies. The Mayor’s plan will enable us to ensure that we will be able to provide the communities we serve another 30 years of affordable housing for low income and working class individuals and families, “said **Dan Matthew, General Manager/CEO of BEC New Communities, HDFC.**

AAFE Executive Director Chris Kui said, "Asian Americans for Equality (AAFE) applauds Mayor de Blasio's progress and efforts to date in filling a dire need for affordable housing throughout our City. While there is more work to be done, the newly financed 40,000 affordable units will make a significant difference to the many low-income and immigrant families AAFE serves throughout the City, particularly in lower Manhattan, Queens and Brooklyn. For 40 years, AAFE has been fighting landlord neglect and displacement by advocating and protecting a tenant's right to affordable, safe, and decent housing. By financing responsible, CDC-led projects

like AAFE's 100% affordable, 231-unit seniors and families residence in downtown Flushing called "One Flushing," the City is demonstrating its commitment to work with local community development organizations serving low-income and immigrant neighborhoods to make sure families can remain in their communities and affordable housing remains accessible to everyone."

"We commend the de Blasio administration for reaching this important affordable housing milestone. We look forward to continuing our work together to promote and preserve affordable homeownership in New York City," said **Christie Peale, Executive Director of the Center for NYC Neighborhoods.**

"The creation and preservation of 40,204 units of affordable housing is a remarkable achievement and a testament to this Administration's commitment of financial resources and talent to addressing the affordability crisis in New York City. This housing means investment in neighborhoods, financial stability for thousands of New Yorkers, and a step towards reducing the number of people sleeping in homeless shelters," said **Alexa Sewell, President of the Settlement Housing Fund.**

"Mayor de Blasio's successful efforts to build and preserve affordable housing for more than 100,000 New Yorkers truly is something to celebrate. The unprecedented levels of capital funding and the consistent and unwavering focus on affordable housing have led to this tremendous success – the proof is in the numbers," said **Martin Dunn, President of Dunn Development Corp.**

Deborah Howard, Executive Director of IMPACCT Brooklyn, said, "IMPACCT Brooklyn is encouraged by the focus that this administration has placed on both preservation efforts and new construction to keep families in their homes and produce needed affordable housing in our communities. With the previously announced commitment to produce 30,000 units of supportive housing, we are hopeful that this strategy will help house individuals and families who are currently homeless. The achievement of financing over 40,000 units in this two year period is a milestone which we hope will continue.

Housing New York By the Numbers

Construction Type	CY 2015 Starts	HNY Starts to Date	HNY Starts To Date %
New Construction	7,179	13,929	35%
Preservation	13,862	26,275	65%
Total Plan To Date	21,041	40,204	

Occupancy Type	HNY Starts to Date	HNY Starts To Date %
Homeowner	3,644	9%
Rental	36,560	91%
Total Plan To Date	40,204	

Special Needs	HNY Starts to Date
Homeless Housing	2,462
Senior Housing	2,722

Borough	New Construction HNY Starts to Date	Preservation HNY Starts to Date	HNY Starts to Date
Manhattan	3,201	11,159	14,360
Bronx	4,628	6,385	11,013
Brooklyn	4,958	6,888	11,846
Queens	883	823	1,706
Staten Island	259	1,020	1,279
Total Plan To Date	13,929	26,275	40,204

Affordability	AMI %	Income Range 3-Person Household	Calendar Year 2015 Starts	HNY Starts since Jan '14
Extremely Low	0 – 30%	≤ \$23,300	1,116	2,000
Very Low	31 – 50%	\$23,301 - \$38,850	2,381	4,223
Low	51 – 80%	\$38,851 - \$62,150	10,538	24,537
Moderate	81 – 120%	\$62,151 - \$93,250	1,721	2,396
Middle	121 – 165%	\$93,251 - \$128,200	5,197	6,830
Other	Super	N/A	88	218
Total			21,041	40,204

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