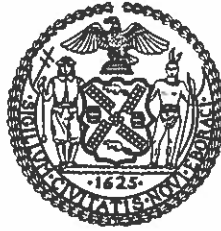


Alida Camp
Chair

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The City of New York Manhattan Community Board 8

April 10, 2018

Shola Olatoye
New York City Housing Authority, Chair
1 Centre Street, 19th Floor
New York, New York, 10007

RE: In support that all new planned infill projects in NYCHA developments be 100% affordable and include units for households in the 30-60% AMI range

Dear Chair Olatoye:

At the Community Board 8 Manhattan Full Board Meeting held on March 26th 2018, the board approved the following resolution by a vote of 29 in favor, 1 opposed, and 1 abstention:

WHEREAS, New York City has long been a difficult place to find and keep a home; and,

WHEREAS, a recent report, "How Does Housing New York Plan Measure Up to New Yorkers' Needs," by the non-profit organization the Association for Neighborhood and Housing Development found that half of New York City's 2.2 million renter households are "rent burdened," spending more 30% of their income on rent; and,

WHEREAS, 85 percent of those households making 0-50% of the Area Median Income (AMI) for the New York City region are rent burdened; and,

WHEREAS, the AMI for an extremely low-income (0-30%) family of three in New York City in 2017 was no more than \$25,770; and,

WHEREAS, the AMI for a very low-income (31-50%) family of three in New York City in 2017 was no more than \$42,950; and,

WHEREAS, the AMI for a low-income (51-80%) family of three in New York City in 2017 was no more than \$68,720; and,

WHEREAS, the AMI for a moderate-income (81-120%) family of three in New York City in 2017 was no more than \$103,080; and,

WHEREAS, the AMI for a middle-income (121-160%) family of three in New York City in 2017 was no more than \$137,440; and,

WHEREAS, the AMI for a high income (161+%) family of three in New York City in 2017 was more than \$137,440; and,

WHEREAS, affordable housing is a high priority for Manhattan Community Board 8 (CB8M); and,

WHEREAS, one third of Community District 8 residents spend more than 35% of their income on rent; and,

WHEREAS, in May 2014 the Mayor released “Housing New York, A Five Borough, Ten-Year Plan” that established a goal of building or preserving 200,000 affordable units over ten years; and,

WHEREAS, in May 2015, the New York City Housing Authority (“NYCHA”) released “NextGeneration NYCHA,” a 10-year plan for a new framework to stabilize NYCHA, preserve crucial affordable housing for future generations, and deliver improvements in quality of life to residents; and,

WHEREAS, the “NextGen Neighborhoods Program” is an important strategy of the “NextGeneration NYCHA” plan and entails the development of a limited number of under-utilized NYCHA owned sites; and,

WHEREAS, the “NextGeneration NYCHA” plan seeks to create 10,000 units of affordable apartments for mixed income residents, as well as community facilities and retail; and,

WHEREAS, the allocation of apartments in the “NextGeneration NYCHA” are 50% affordable and 50% market rate for some locations and 100% affordable in other locations; and,

WHEREAS, the recent report by the Association for Neighborhood and Housing Development confirms that housing needs in the 30-80% AMI range significantly outweigh housing starts, as compared to the needs/starts balance in the higher AMI categories; and,

WHEREAS, three-person households in the 30-80% AMI range need 45.8% of new housing and only 14.8% of all housing starts qualify for this income range; and,

WHEREAS, three-person households in the 81-120% AMI range need 22.4% of new housing and only 17.1% of all housing starts qualify for this income range; and,

WHEREAS, three-person households in the 121-160% AMI need 17.4% of new housing and 48.6% of all housing starts qualify for this income range; and,

WHEREAS, three-person households in the 161+% AMI need 3.4% of new housing and 12.5% of all housing starts qualify for this income range; and,

WHEREAS, the ratio of housing needs to housing starts is 1 to 3 for three-person households in the 30-80% AMI; and,

WHEREAS, the ratio of housing needs to housing starts is 3 to 1 for three-person households in the 161+% AMI; and,

WHEREAS, the low-income households – those in the 30-80% AMI range – are severely under-developed; and,

WHEREAS, high-income households – those in the 161+% AMI range – are severely overdeveloped;

THEREFORE BE IT RESOLVED THAT, all new planned infill development in any and all NYCHA developments by 100% affordable and include units for households in the 30-60% AMI range.

Please advise this office of any action taken regarding this matter.

Sincerely,

Alida Camp 

Alida Camp
Chair

Barbara Chocky  *Ed Hartzog* 

Barbara Chocky and Ed Hartzog
Co-Chairs, Housing Committee

cc: Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District