



# Housing Preservation 101

May 2021

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## BK Community Board 14

**NYC**

Department of  
Housing Preservation  
& Development

# FABGRR Questionnaire

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**in honoring the history  
of Flatbush and helping  
shape its future!**

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**Please complete the  
Community Questionnaire**

**<https://bit.ly/3gKydTe>**  
(link in chat)

*This questionnaire will give you a chance to share all your ideas for both honoring the site and the development of new affordable housing with youth and neighborhood services. The Task Force will develop recommendations based on your input from the workshops, this questionnaire and the larger community feedback.*

# Agenda

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1. What is Affordable Housing?
2. Neighborhood Demographics
3. Housing Preservation Strategies
4. Q & A

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# What is Affordable Housing?

# What Is Affordable Housing?

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**Housing is considered “affordable” when a household spends no more than 1/3 of its income on rent and utilities.**

**If your gross income is...**

**\$20,000**

**\$50,000**

**\$100,000**

**your rent should be less than:**

**\$600**

**\$1,500**

**\$2,500**

# Types of Affordable Housing

Type	Description	Regulation
<b>Unregulated/ Private Market</b>	Privately-owned housing that may be affordable to some families. Sometimes called “naturally-occurring affordable housing.”	Not subject to regulation
<b>Public Housing</b>	Publicly-owned and operated housing managed by the New York City Housing Authority (NYCHA)	Income eligibility and rents regulated by NYCHA/HUD
<b>Rent-Stabilized/ Rent-Controlled</b>	Privately-owned, multifamily buildings, most often built before 1974, in which tenants are protected from sharp increases in rent and have the right to renew their lease.	Rents regulated by NYS Rent Stabilization Law or other NYS laws like the Loft Law
<b>Government Assisted (HPD projects)</b>	Privately-owned buildings that received public subsidy or other benefits in exchange for providing income-restricted housing with affordable rents.	Income eligibility and rents governed by a regulatory agreement with the owner
<b>Rental Assistance</b>	Federal, State, and City programs which pay for all or part of the rent on behalf of a tenant. Programs like Housing Choice Vouchers (Section 8) or CityFHEPS can be used in many types of affordable housing.	Income eligibility and rents regulated depending on voucher source.

# Area Median Income (AMI)

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



**100% AMI**



**New York Metro Area:**

**\$107,400**  
for a family of three  
(2021)

# Area Median Income (AMI)

HPD uses this number as a point of reference and sets its own income requirements tailored to the needs of New Yorkers.

Retail  
Salesperson

\$32,220

30% AMI

Taxi Driver +  
Janitor

\$64,440

60% AMI

Caseworker + Home  
Health Aide

\$85,920

80% AMI



100% AMI



\$107,400





for a family of three  
(2021)

Teacher +  
Firefighter

\$128,880

120% AMI

# Sample Rents with Affordable Housing

Example Households						
Apartment Size	Studio		1 BR	2 BR		3 BR
Annual Income	Social Security <i>(Senior)</i>	\$25,080 <i>(30% of AMI)</i>	\$76,400 <i>(80% of AMI)</i>	\$53,700 <i>(50% of AMI)</i>	\$42,960 <i>(40% of AMI)</i>	\$71,580 <i>(60% of AMI)</i>
Sample HPD Rent	30% of income	\$419	\$1,651	\$1,168	\$900	\$1,653
Sample Market Rate Rent*	\$1,700		\$1,923	\$2,349		\$2,748

\*Market rate rents based on StreetEasy Comparable Rents Report, Active Listings for CD14 in May 2021

# Introduction to HPD

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The Dept. of Housing Preservation and Development promotes the quality and affordability of New York City's housing and the strength and diversity of its many neighborhoods. HPD works to achieve this mission by:

- Preserving affordable housing and protecting tenants
- Developing new affordable housing
- Enforcing the Housing Maintenance Code
- Engaging neighborhoods in planning

# Introduction to HPD

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## Office of Neighborhood Strategies (ONS)

The Office of Neighborhood Strategies is charged with ensuring that HPD's development and preservation efforts are guided by meaningful community engagement and coordinated with public investments in infrastructure and services.

# Introduction to HPD

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## **Office of Enforcement and Neighborhood Services (OENS)**

The Office of Enforcement and Neighborhood Services is charged with enforcing the New York City Housing Maintenance Code and New York State Multiple Dwelling Law. OENS works closely with other HPD divisions and community partners to identify distressed buildings and develop appropriate strategies to address those properties.

**02**

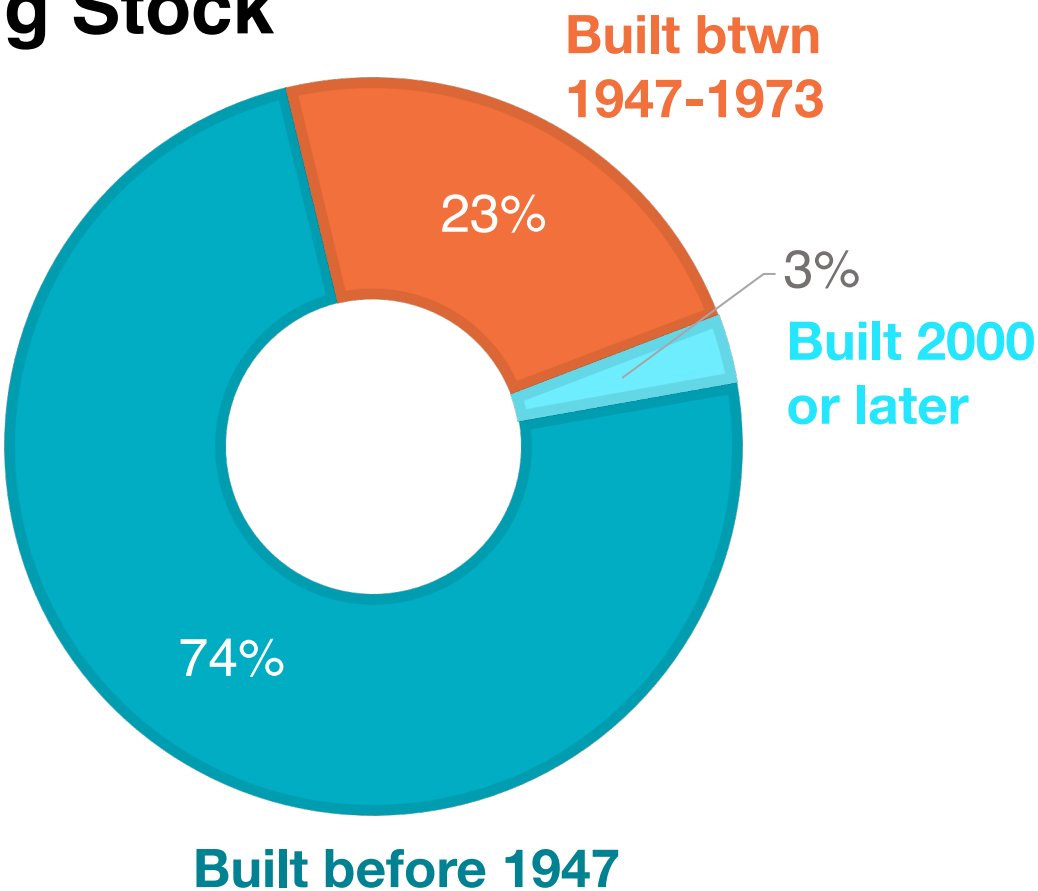
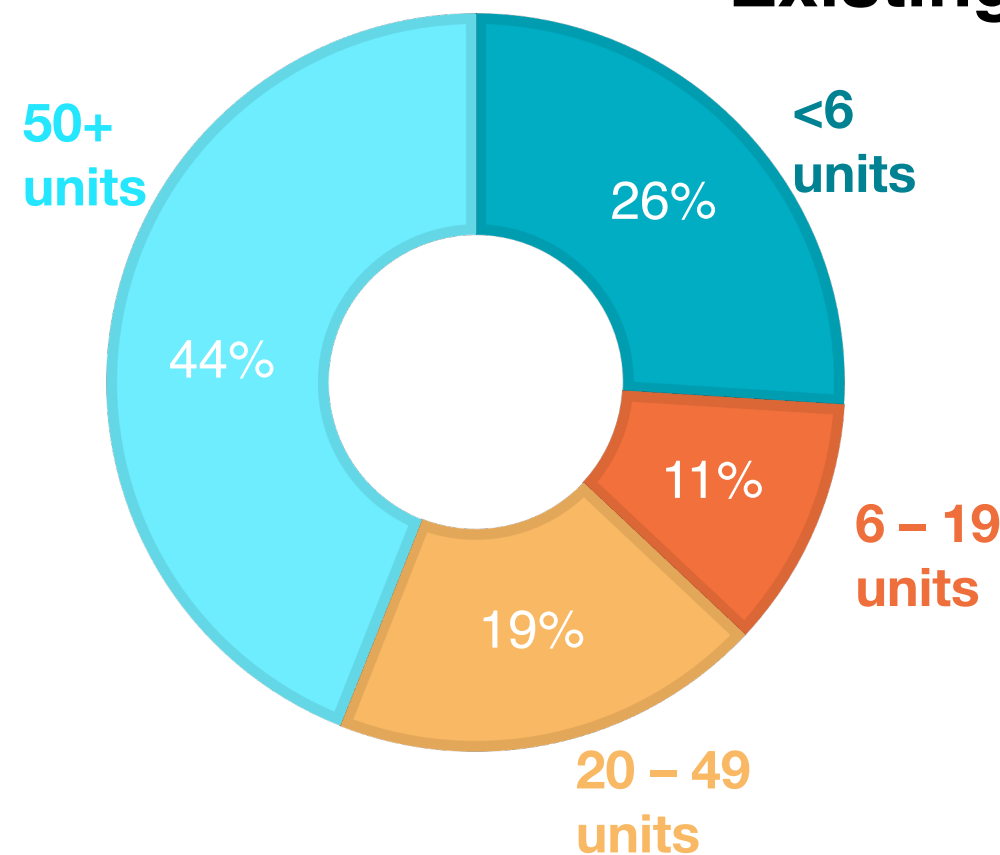
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# **Neighborhood Demographics**

# Neighborhood Demographics

CD14

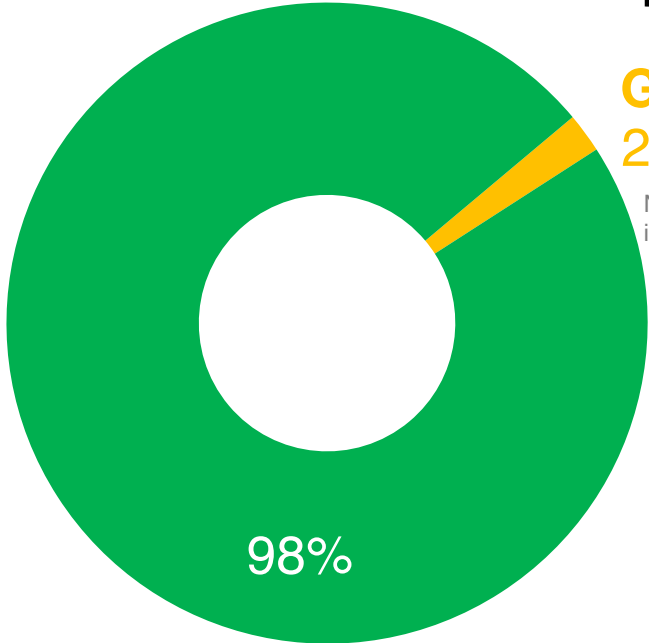
## Existing Housing Stock



# Neighborhood Demographics

CD14

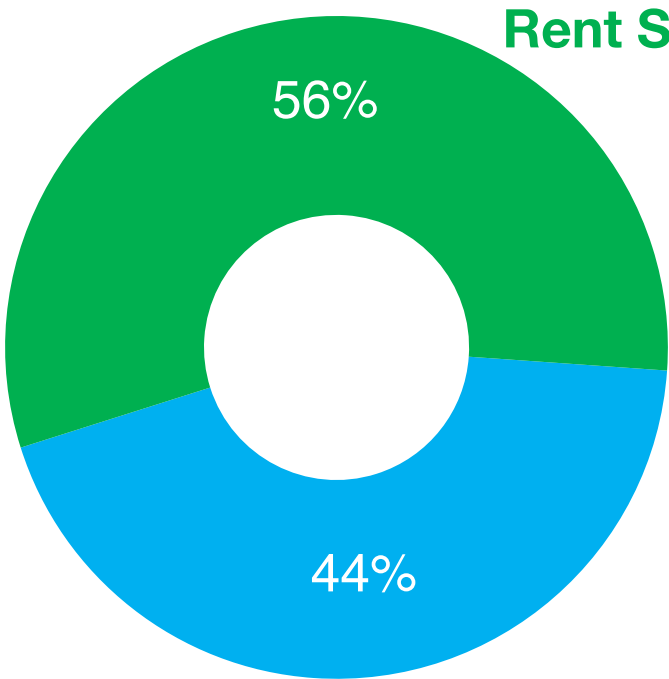
## Types of Affordable Housing



Not Government Assisted

Government Assisted  
2%

NOTE: Government Assisted Housing also includes Public Housing of which CD14 has 0%

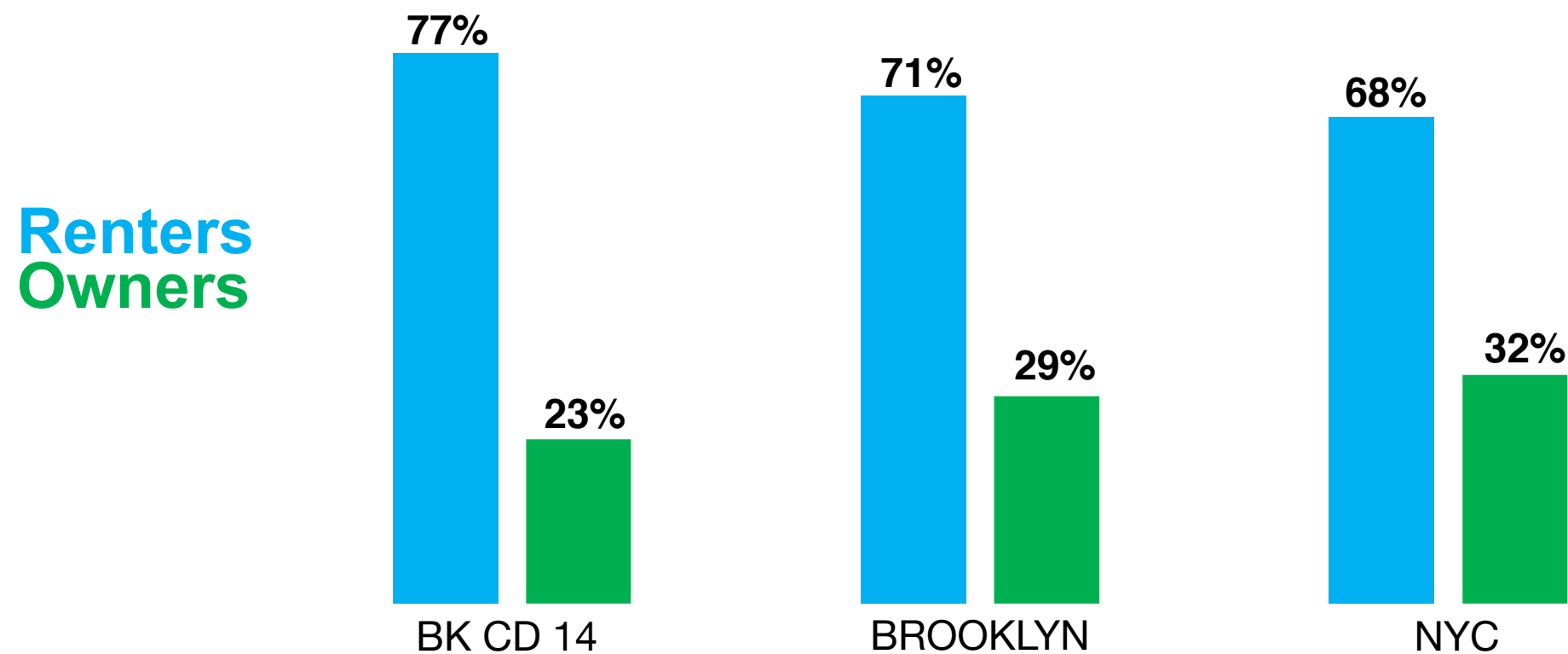


Rent Stabilized

Not Rent Stabilized

# Neighborhood Demographics

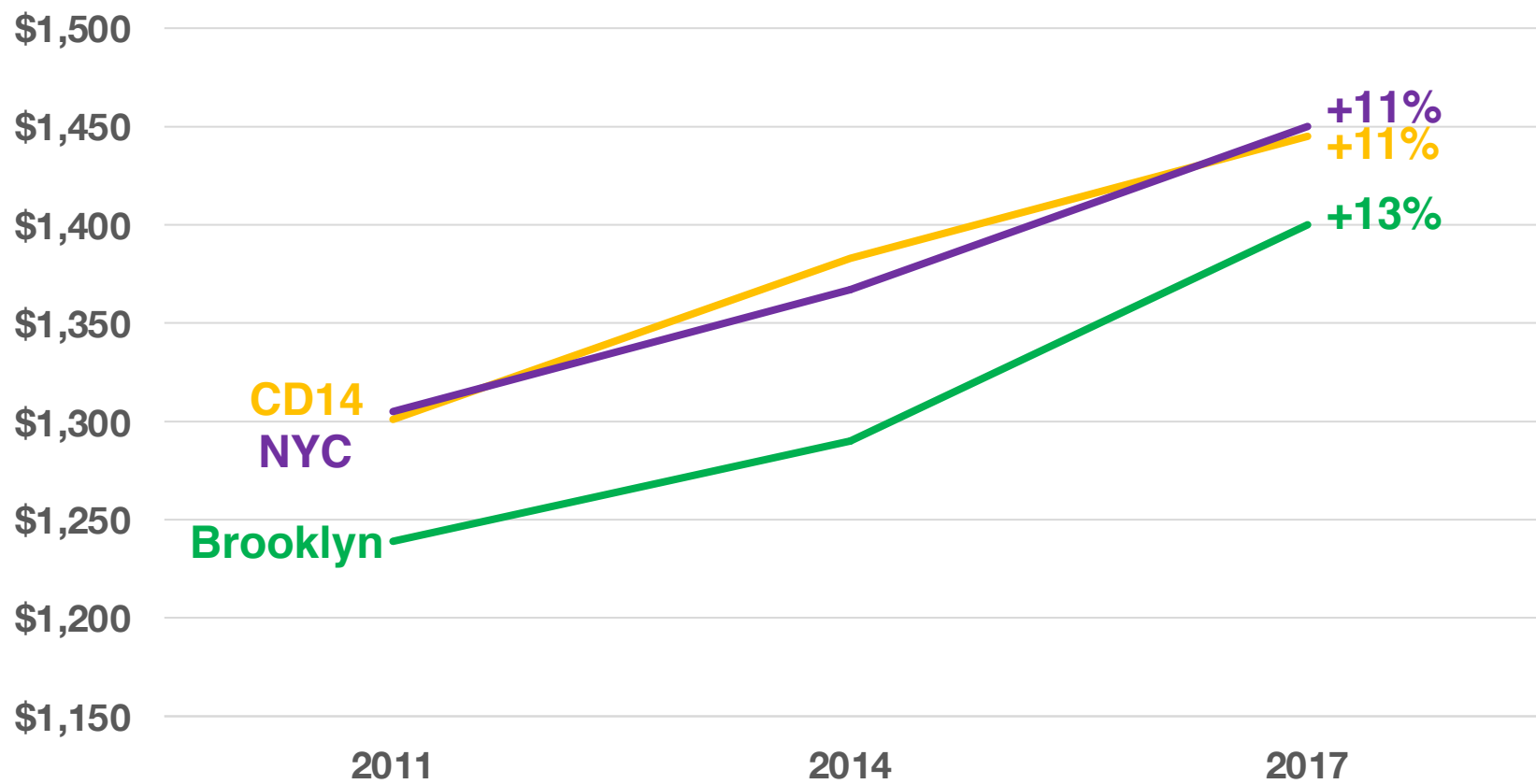
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Source: NYC Housing and Vacancy Survey, 2017 Based on sub-borough area that approximates CD14

# Neighborhood Demographics

## Rent Over Time



Source: NYCHVS 2011, 2014, and 2017  
\*Estimates of the 2011 and 2017 median rent for BK CB 14 are within a 95% confidence interval of each other and the difference may not be statistically significant  
Gross rents in 2011 and 2014 are adjusted to real 2017 dollars using the BLS NY, NY MSA Base CPI adjustment factor  
Based on sub-borough area that approximates CD14

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# Housing Preservation Strategies

# Housing Preservation Strategies

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## HPD Tools to Keep Tenants in Their Homes

- **Tenant education and organizing**
  - Tenant Resource Fairs (HPD)
  - Partners in Preservation (HPD)
  - CBO funding organizing and counseling (HPD/City Council)
- **Harassment prevention and enforcement**
  - Certification of No Harassment Pilot Program (HPD)
  - Speculation Watch List (HPD)
  - Anti-Harassment Unit (HPD)
  - Tenant Harassment Prevention Task Force (Interagency)

# Housing Preservation Strategies

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## Other Tools to Keep Tenants in Their Homes

- **Eviction prevention**
  - Free legal representation for tenants (HRA)
  - Housing court navigation (Housing Court Answers)
  - HomeBase Homelessness Prevention Centers (HRA)
- **Rental assistance and rent freeze**
  - One Shot Deal Short Term Emergency Assistance (HRA)
  - SCRIE & DRIE (DOF)
  - CityFHEPS Rent Supplement Program (HRA)
- **Other tools for tenants**
  - Mayor's Office to Protect Tenants
  - Office of the Tenant Advocate (DOB)
  - Services for tenants facing discrimination (CCHR)

# Housing Preservation Strategies

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## HPD Tools to Support Homeowners

- **Homeowner Help Desk (HPD & CNYCN)**
  - Targeted, neighborhood-based outreach campaign on deed theft and scam prevention as part of a “support your neighbor” campaign
  - A Help Desk staffed by nonprofit housing counselors and legal service providers to provide individualized, one-on-one homeowner services
- **Zombie Homes Initiative (HPD)**
  - Identify, track and assess vacant and abandoned small homes
  - Bring enforcement action against mortgage holders who fail to maintain their zombie homes
  - Develop strategies to acquire and rehab zombie homes
- **Home repair assistance**
  - HomeFix (HPD)
  - Lead Hazard Reduction and Healthy Homes Program (HPD)

# Housing Preservation Strategies

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## Other Tools to Sustain Homeowners

- **Foreclosure Prevention**
  - Financial and legal counseling (CNYCN)
  - Scam prevention (NYC Sheriff's Office, CNYCN)
  - "Protect Our Homes" campaign (OAG)
- **Community Land Trusts and Other Shared Equity Models**

# Housing Preservation Strategies

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## HPD Tools to Address Poor Housing Quality

- **Preservation loans**

- Owners apply for repair loans for major repairs & renovations
- Owners have to sign a regulatory agreement committing to affordability for 30+ years that keep existing tenants in place
- Since 2014, HPD has financed the preservation of 280 homes in CD14

- **Outreach to Property Owners**

- Landlord Ambassadors Program
- Property Owners Clinics

# Housing Preservation Strategies

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## HPD Tools to Address Poor Housing Quality

- **Identifying Buildings in Distress**
  - 311 complaints by tenants and advocates
  - Proactive Preservation Initiative
  - Division of Neighborhood Preservation surveys
- **Code Enforcement**
  - HPD inspectors enforce the City's Housing Maintenance Code by issuing violations
  - Particularly problematic buildings may be included in HPD special enforcement programs (Alternative Enforcement Program, Underlying Conditions, 7A, etc.)
  - HPD brings litigation against landlords in Housing Court for failing to maintain their properties

# Calling 311 about a Housing Quality Issue

A General Guide for Tenants on What to Expect



Department of  
Housing Preservation  
& Development

## 1. Issue in your apartment?

Whether heat/hot water, roaches, leaks, or other needed repairs-- contact your landlord first to fix it. If they are unresponsive, contact 311 (call, online, or mobile app) to make a complaint.

*Know your rights! Your immigration status does not matter!*

2. 311 will send the complaint to the Dept. of Housing Preservation and Development (HPD).



*Keep your service request number so you can check the status of your complaint on HPDOnline or call 311.*

3. HPD notifies owner  
"Please fix!"

4. HPD calls back tenant  
"Did they fix it?"

"Yes!" ☺  
"No!" ☹ or no response

**CASE CLOSED**

*Timeframe depends on severity of the issue. More serious, life threatening complaints will be prioritized.*

7. Owner must certify to HPD that the condition was corrected, and the tenant will receive a notice of certification in the mail from HPD.

6. If a violation is found the inspector will issue the owner a Violation and send a notice to fix it. The time frame will depend on the violation class.

5. HPD sends a Code Inspector The timeframe depends on severity of the case, but should be within 30 days. If the inspector cannot access the unit, they leave a card for the tenant to call and make an appointment within 10 days. If it is a heat complaint, they try to inspect another unit.

Inspectors also check for other safety items, such as smoke detectors. If no inspector arrives after 30 days, you can check the complaint status through HPDOnline or call 311 or the Tenant Info Messaging System at 212-863-8307.

*If English is not your primary language, let the inspector know and they can call an interpreter to help!*

7a. If the violation is certified but not corrected, the tenant can challenge as instructed in the letter. HPD also attempts to randomly reinspect certified violations. If re-inspection finds that the condition is not corrected, the case is referred to HPD's Housing Litigation Division, which may pursue legal action against the owner.

7b. If audit and re-inspection are successful and condition has been corrected ☺

If unable to re-inspect and there is no tenant response, the violation closes after 70 days.

**CASE CLOSED**

**Hazardous Conditions?** Class C Violations are hazardous conditions and require emergency repairs by the owner.

HPD notifies owner  
"Fix this NOW!"  
(within 24 hours for most Class C violations)

**Time's up?** HPD calls the tenant. If still not fixed, the violation is sent to HPD's **Emergency Repair Program**. Appointment may be set up with tenant to get a scope for repair.

**Fixing!**  
HPD staff visits the apartment to create a scope of work\*, contracts a vendor to fix the condition, and bills the owner through the Department of Finance (DOF).

\*If HPD is unable to access apartment, inspector leaves a card and sends a letter in the mail. Tenant must call to make an appointment, or else no further action is taken.

7c. If the owner doesn't certify the violation remains OPEN on building record. Tenants can check on HPDOnline to see all open violations or call 311. Tenants should seek legal counsel and initiate a Housing Court Action, and may contact local elected officials for help if conditions are not corrected.

*If you are in a rent regulated apartment, you may be able to file for rent reduction with NYS Homes and Community Renewal (NYS HCR) call 718-739-6400.*

*For information on your tenant rights, visit [nyc.gov/tenantsrights](http://nyc.gov/tenantsrights)*

If you suspect corruption or collusion involving a code inspector, please report to the NYC Department of Investigation (DOI) at 212-3-NYC-DOI

Updated: 2019



Department of  
Housing Preservation  
& Development

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# Questions?

# FABGRR Questionnaire

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