

EXCERPTS FROM COMMUNITY BOARDS' "STATEMENTS ON THE PRELIMINARY BUDGET" FOR FISCAL YEAR 2016

Reactions to Agency Responses listed in the FY '16 Register of Community Board Budget Requests are collectively listed under Agency Subheading

HPD

BRONX 3

Housing New York Plan – Bronx Community Board Three supports city administration plans to fund 26 additional staff hires to support implementation of the mayor's Housing New York Plan - \$2.8 million.

Bronx Community Board Three urges the city administration to appropriate funding to subsidize rents for low income rent stabilized tenants not otherwise eligible for SCRIE or DRIE (recommendation per Bronx CB 3 FY' 2016 Public Hearing).

BRONX 5

Tracking Code
105199505C

New York City Department of Housing Preservation & Development
Request: Increase Funds to 8A Loan Program for Upgrading and Ongoing Maintenance Needs in Rehabilitated Buildings.

Explanation: New focus is to preserve existing housing of what has been rehabilitated.

Responsible Agency: Dept. of Housing Preservation & Development

Agency Response: The agency will try to accommodate this issue within existing resources.

Board Response: Community Board #5 supports the Mayor's 10 year Housing Plan and the preservation of existing housing is a major portion of Community Board #5 housing stock. Therefore, the Board is requesting the proposed initiatives to address this concern.

BROOKLYN 3

Funding to develop HPD Fulton Saratoga Square property.

We have seen a population boom in Community Board 3, but we have not seen an increase in affordable housing to keep up with our residential growth. The vacant lots in the Fulton Saratoga Square serve as opportunities for HPD to not only bring affordable housing, but they also allow for economic development because of 7-D zoning.

BROOKLYN 9

Land Acquisition for Housing

There is currently, on the grounds of Kingsboro Psychiatric Center, vacant land that can be used for housing (and open space.) One building on the site is currently being utilized by the Department of Homeless Services as a shelter for single men. This property is currently under the jurisdiction of the New York State Department of Mental Health since it was part of the Kingsboro Psychiatric Center's operations. However, since the property is no longer being used for the purpose it was intended, it reverts back to the City of New York. With the acute shortage of affordable housing in the district, and in keeping with the Mayor's plan to build and preserve 200,000 units of housing this city-owned land would be an ideal choice to partially fulfill the city's ambitious and laudable plan. The agency in its response to this request indicated that "further study of this new request is needed..." We will contact the agency to discuss moving forward with the transfer of the property, as well as exploring the possibilities for affordable housing on the site.

Housing Code Enforcement Inspectors

Increasing the number of inspectors will enable faster response to complaints of unscrupulous landlords with apartments that are sub-standard and hazardous, and who fail to provide heat and hot water to their tenants. Inspecting and bringing these code violations to light will hopefully force the improvement in living conditions in those apartment buildings in the district where these conditions exist.

BROOKLYN 14

In 2014, six of the top ten complaints to the 311 system from Community District 14 were referred to HPD. These include heat, construction, paint, plaster and plumbing. It is of utmost importance to our residents that the number of inspectors be increased to ensure expeditious response and enforcement. It is of paramount importance that landlords be compelled to maintain their buildings.

MANHATTAN 4

Asks:

- **Dedicate City-owned property located within MCD4 to create permanently affordable housing across multiple income bands, but maintain existing street walls and height restrictions.**
- **Provide Funds for preservation of existing affordable units within MCD4**
- **Increase funding to HPD budget for enforcement of regulations to protect tenants from harassment**

As previously stated we agree with Mayor de Blasio that affordable housing is fundamental to our long-term economic prosperity.

The overall goals and specific targets we articulated in the last four years continue in effect: this Board has an overall goal that 30% of new housing units should be permanently affordable. Since both the 421(a) and Inclusionary Housing Bonus programs are targeted only to low income

citizens, the Board urges that the City's other programs include flexibility that would allow the overall achievement of our stated goals.

These additional units should be mixed income housing that is available to people with the range of incomes detailed below:

- 20% of the units should be available to people with incomes up to a maximum of 80% of the Area Median Income (AMI);
- 50% of the units should be available to people with incomes up to a maximum of 125% of AMI; and
- 30% of the units should be available to people with incomes up to a maximum of 165% of AMI.

The current 80-20 formula used in most new housing construction ignores the needs of middle-income families who are essential to healthy, stable neighborhoods, but who are forced to leave their neighborhoods in search of affordable housing. Furthermore, the program's time limited affordability fails to provide what we desperately need – housing that is permanently affordable.

Whereas MCB4's highest priority is to increase the availability of permanently affordable housing, we caution that it does not come at the expense of our hard fought zoning currently in place. The character of our district comes as much from the residents as it does from the look and feel of our neighborhoods, which has been preserved by height and bulk restrictions in our Special Districts. Especially in the case of City-owned land, there is never any reason to offer additional incentives of greater heights to developers in exchange for more affordable units. There must be a balance in size of future developments and amount of achievable affordable housing.

We strongly urge the Administration to ensure City owned properties are properly leveraged by leasing the land instead of selling at below market rate to entice a developer to build more affordable units or breaking the zone regulation for the promise of added affordable housing; this can and must be achieved without the concessions.

In addition to our concerns about new affordable housing that is permanent, we also believe that the City must commit additional funds to the preservation of existing units in order to prevent loss of affordable housing through expiring Section 8 contracts, expiring-use programs, displacement from harassment, and an increasing number of de-regulated units. In a community such as ours that relies heavily on rent-regulated apartments to provide affordable housing, vacancy decontrol, de-regulation and expiring affordability create the potential for a crisis especially among our seniors.

We continue to witness tenant harassment, and expect it to increase as the housing market rebounds. We must emphasize the importance of increasing HPD's code enforcement budget, and therefore its ability to inspect and enforce its regulations in the board and everywhere in the city where tenant harassment takes place. We also strongly urge that efforts be made to better coordinate enforcement of regulations between HPD and the Department of Buildings in the interests of efficiency. Eviction prevention services are also needed.

MANHATTAN 6

Before and during your administration, you have stated affordable housing for all New Yorkers as a key pillar of your mayoral agenda; however, Housing Preservation and Development has for many years “cut and pasted” its vague responses to our capital budget requests and never specifically addressed those items in the context of its mission. While we understand that many of the Department’s achievements tend to be deal-based with developers and landlords, and are not always planned within the budget structure, we would like to see more commitments that are need-specific, particularly for housing the mentally ill and the homeless, including categories of citizens who are described in the NYNY program, phases III and IV. The Department should elaborate on these issues in its response, and provide its current plans for new and existing affordable housing in our District.

- C-04: 306200204C - Preserve and Develop additional affordable housing
- C-09: 306200102C - Additional housing for the homeless mentally ill (see also DOHMH)
- C-10: 306200305C - Additional permanent housing for homeless families (see also DHS)
- E-21: 306200902E – Housing Preservation Inspectors

MANHATTAN 9

Most respectfully, Community Board 9 cannot countenance the City’s patently incessant disregard for District 9’s primary Capital Budget request: the provision and expansion of affordable housing units (through all available programs including, without limitation, DAMP, [TIL,] and LISC/Enterprise, SIP, NEP, NRP and Low Interest Loans (Capital Request No. 1)).

The gravamen of CB9’s dissatisfaction with the City’s staunch indifference to committing resources for affordable housing in District 9 stems from the NYC Department of Housing Preservation & Development’s (“HPD”) decade old commitment to allocate \$150 million to provide affordable housing for District 9’s low and moderate income families.

Although the provision of affordable housing has been CB9’s primary Capital Budget request for a decade, to date HPD has advanced no basis for its continued delay in extending an already preexisting, decade old entitlement. When committed, the provision of affordable housing was deemed by the City to be invaluable to District 9’s sustainability; that is, HPD formally resolved that the provision of affordable housing units (through all available programs) within District 9 was the best means by which to offset rapid gentrification, the privatization of rent control and rent stabilized housing units, the Columbia University expansion, and continued property speculation. As previously stated, more than one-third (1/3rd) of District 9’s residents receive some form of public or private subsidy and/or public assistance. Put simply, the need for HPD to make good on its longstanding commitment is unquestionably exigent.

QUEENS 5

The provision of safe, adequate housing is overwhelmingly the responsibility of individuals and landlords. Yet, because of a lack of new housing in the City and the preference for reasonably safe Queens neighborhoods, many families are living in sub-standard apartments. Residential buildings have been sub-divided and thousands of people are living more than half underground. We have blocks where more than half the residential buildings are overcrowded. While our population and that of other

communities is bursting, communities, especially in sections of Brooklyn, the Bronx and Manhattan, have had large tracts of vacant land that has been ripe for well-planned residential development of affordable housing.

Affordable Housing for Senior Citizens, moderate and low-income families and single persons should be developed with State and Federal loans and grants, in addition to City government funding commitments.