MHANY Management Inc.

and

the Mutual Housing Association of New York, Inc.
According to 2011 census data:

- 956,820 households of varying sizes had incomes at or below 50% AMI
- 424,068 apartments were available to households at those income levels (including NYCHA and section 8 vouchers)
- 532,752 shortage of apartments for these households if we presume households should pay 30% of income towards rent
## Gap in affordable housing units by AMI Band

<table>
<thead>
<tr>
<th>AMI Band</th>
<th># of Units</th>
<th># of Households</th>
<th>Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30%</td>
<td>168,510</td>
<td>621,630</td>
<td>-453,120</td>
</tr>
<tr>
<td>31-40%</td>
<td>103,591</td>
<td>171,171</td>
<td>-67,580</td>
</tr>
<tr>
<td>41-50%</td>
<td>151,967</td>
<td>164,019</td>
<td>-12,052</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>424,068</strong></td>
<td><strong>956,820</strong></td>
<td><strong>-532,752</strong></td>
</tr>
</tbody>
</table>

Less Potential Voucher Households: -128,820

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<thead>
<tr>
<th>AMI Band</th>
<th># of Units</th>
<th># of Households</th>
<th>Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>51-60%</td>
<td>256,364</td>
<td>119,668</td>
<td>136,696</td>
</tr>
<tr>
<td>61-70%</td>
<td>323,636</td>
<td>127,978</td>
<td>195,658</td>
</tr>
<tr>
<td>71-80%</td>
<td>340,509</td>
<td>100,833</td>
<td>239,676</td>
</tr>
<tr>
<td>81-100%</td>
<td>368,023</td>
<td>187,661</td>
<td>180,362</td>
</tr>
<tr>
<td>101-120%</td>
<td>133,609</td>
<td>131,602</td>
<td>2,007</td>
</tr>
<tr>
<td>121-180%</td>
<td>173,167</td>
<td>236,711</td>
<td>-63,544</td>
</tr>
<tr>
<td>&gt;180%</td>
<td>106,516</td>
<td>197,182</td>
<td>-90,666</td>
</tr>
</tbody>
</table>
Unit availability by AMI
Shortage by AMI and Household size

Unit Affordability, Citywide

- >180%: 5.01%
- 121-180%: 8.15%
- 101-120%: 6.28%
- 81-100%: 17.31%
- 71-80%: 16.02%
- 61-70%: 15.22%
- 51-60%: 12.06%
- 41-50%: 7.15%
- 31-40%: 4.87%
- <30%: 7.93%

Affordability, % of Units
Surplus (Deficit) of Units Affordable at or Below threshold
20-30-50 PROGRAM SUMMARY

• 20% up to 50% (with 15% of the 20% @ 40%)
• 30% up to 130%
  – If at 80% AMI, rentable to households up to 100%
  – If at 100% AMI, rentable to HH’s up to 130% AMI
  – If at 130% AMI, rentable to HH’s up to 165% AMI
Recently approved developments

• BAM North 123 total apartments; 25 up to 60% AMI; 24 up to 130% AMI; 73 market rate
  – Land for $1

• Astoria Cove 1700 total apartments; 5% at 60% (85 units); 15% at 80% (255 units) and 7% at 125% (120 units); 73% market (1240 units)
  – Up-zone from M zone to residential/commercial mixed use
Principles by which to build

• Good career-oriented jobs for our Communities and local residents
• Real Affordable Housing for our Communities and local residents
• Real community participation in shaping new housing developments
• Strong, enforceable anti-harassment and anti-displacement policies to protect us
An alternative: capturing value and making concessions for affordability

• In cases of major up-zone or on public land
• Increase buildable floor area
• Union labor at a new affordable housing residential rate and other changes
• Increase commercial FAR
• If land is in high-cost neighborhood, market units provide internal cross subsidy
• In lower land-cost neighborhoods, city provides subsidy
• Reduced return to developer
If you applied the principles outlined above

- For example at Astoria Cove you could get
- 10% @ 37% AMI (170 units)
- 10% @ 47% AMI (170 units)
- 10% @ 57% AMI (170 units)
- 10% @ 77% AMI (170 units)
- 10% @ 125% AMI (170 units)
- 50% @ Market (850 units)
Why impose labor standards?

• The Fiscal Policy Institute estimated in 2007 that 13,350 people were in the NYC affordable housing construction workforce. Two-thirds of the workforce, or 9,000 workers, were illegally employed, employed as independent contractors or employed off the books.

• Low wages; no benefits; skirting payroll taxes and social-insurance programs for workers; deprive workers of employments rights and opportunities for skill development and career advancement; shift costs of health care to employees and taxpayers.

• Labor standards must be imposed and enforced providing mainly minority workers an opportunity at good-paying jobs, skill development and advancement.
What Works: Edward J. Malloy Construction Skills Pre-Apprenticeship Program

• The construction skills program trains and places minority youth in middle class construction jobs; average salary $67,110
• Recruits based on anticipated number of reserved apprenticeship openings; ensuring placement of graduates (need certainty in job placement)
• Links recruitment of students to the availability of apprenticeship slots and demand (need a pipeline)
Offering a unique opportunity to “earn and learn”

- The Construction skills Model can be successfully applied to adults from low and moderate income communities where housing will be built
- Union apprenticeship provides wages and benefits to local residents and workers while they learn job-related skills
- Trained workers are placed into middle-class jobs that stabilize the workforce, local communities and support the City’s growth
- If there was a committed pipeline of jobs for graduates of apprenticeship programs – local residents could be recruited and trained today and available to build the apartments proposed in Mayor de Blasio’s plan