

# Affordable Housing at Stebbins Avenue

1388-1400 Stebbins Avenue

June 15, 2023

## Community Visioning Workshop

**NYC**  
Department of  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

**Who is in the room?**

**Fill out Questions 1-4 on the survey**

**Llene preguntas 1-4 en el cuestionario**

# Agenda

**6:05 - Opening Remarks & Presentation**

**6:20 - Brief Q&A**

**6:30 - Small Group Activities**

- More than affordable housing
- What type of new affordable housing?

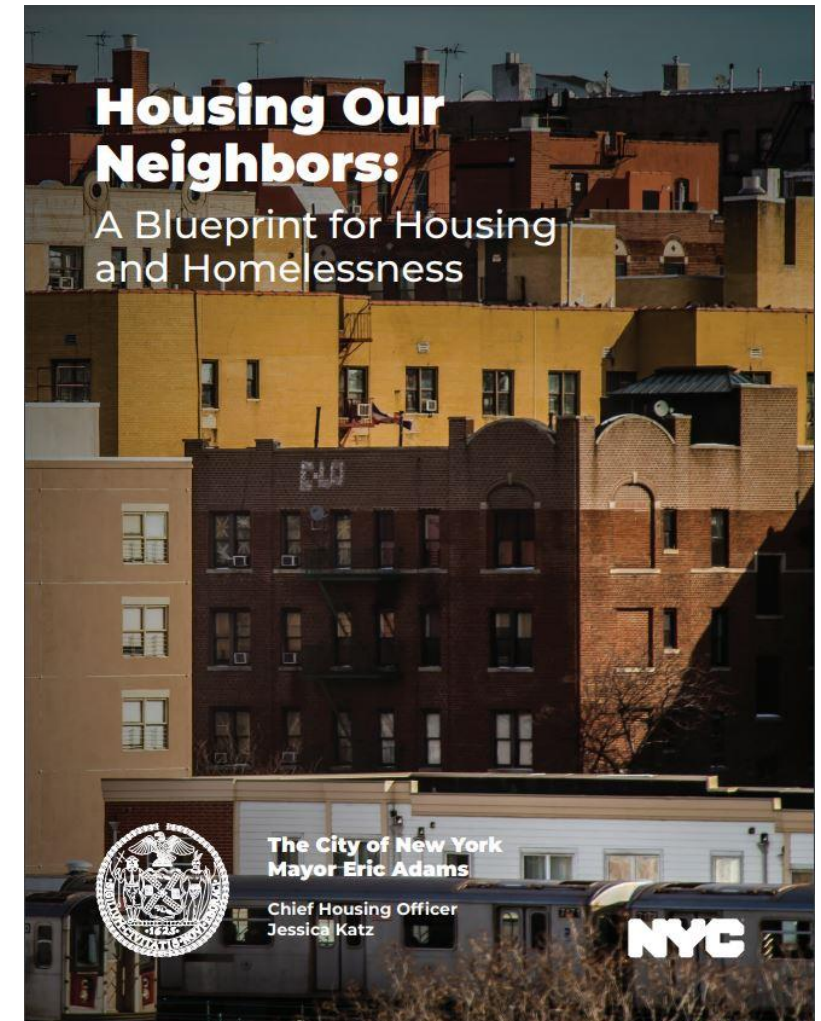
**7:45 – Report Back & Next Steps**

# NYC Housing Preservation and Development

## Planning for Housing in NYC

### **Adams Administration Housing Plan: *Housing Our Neighbors: A Blueprint for Housing and Homelessness***

- 1. Transform NYCHA**
- 2. Address Homelessness & Housing Instability**
- 3. Create and Preserve Affordable Housing**
- 4. Improve the Health & Safety of New Yorkers**
- 5. Reduce Administrative Burden**



# NYC Housing Preservation and Development

## Our Mission

### 1. Ensure housing quality

- Conducted **738,000** inspections and issued **731,000** housing violations in 2021

### 2. Preserve existing affordable housing and create new affordable housing

- Since 2014: **65,000** new affordable homes financed and **135,000** existing affordable homes preserved

### 3. Engaging New Yorkers to build and sustain neighborhood strength and diversity

- Neighborhood plans
- Education and outreach about housing resources and rights
- RFP engagement for public sites!



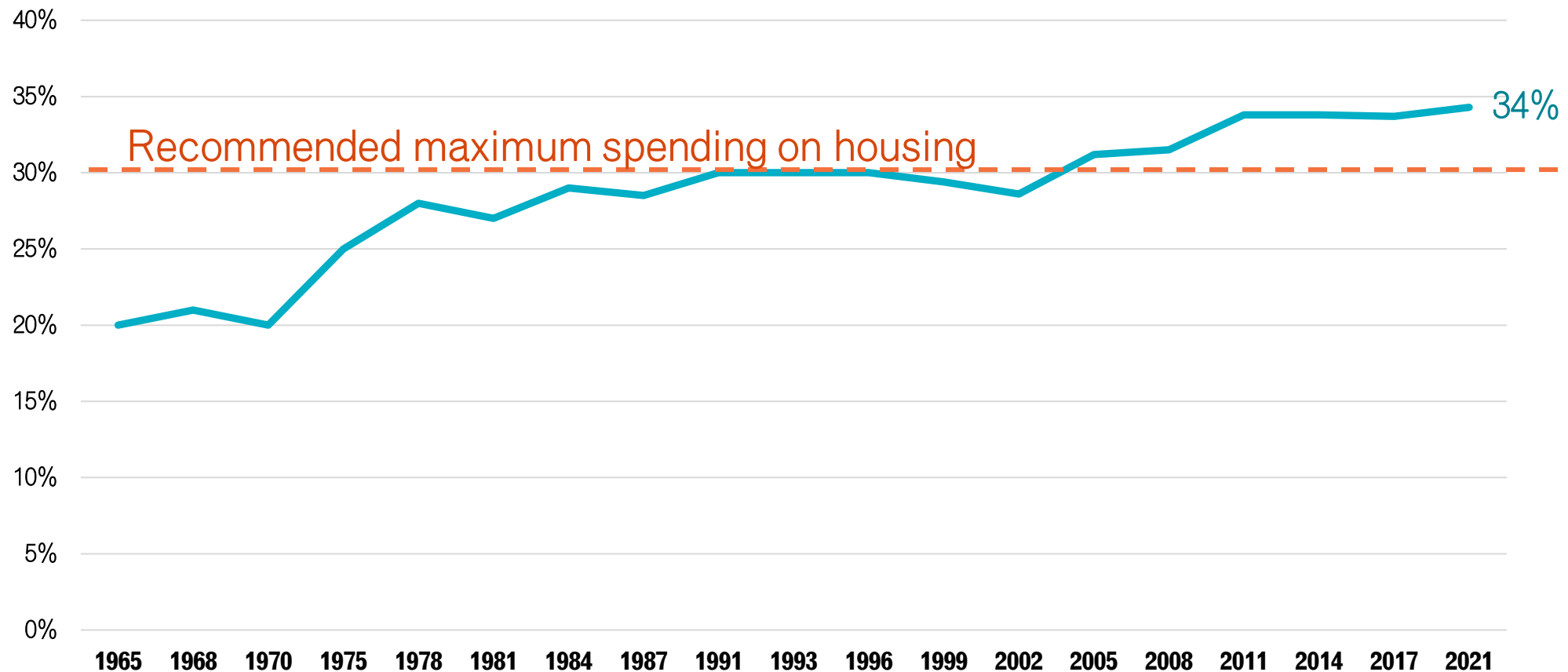
An aerial photograph of a city construction site. In the foreground, a large building is under construction, showing its steel framework. To the right, a demolition site is visible with a large pile of rubble and debris. In the background, several multi-story buildings are visible, including one with a prominent sign that reads "LODS". The sky is clear and blue. The text "Why do we build affordable housing?" is overlaid in white, bold, sans-serif font across the center of the image.

**Why do we build  
affordable housing?**

# Why do we Build Affordable Housing? Housing costs are too high



## Median Gross Rent to Income Ratio, 1965 – 2021



Source: NYC Housing and Vacancy Survey, 1965-2021. US Census Bureau/NYC HPD

# Why do we Build Affordable Housing?

## Housing costs are too high in the Bronx

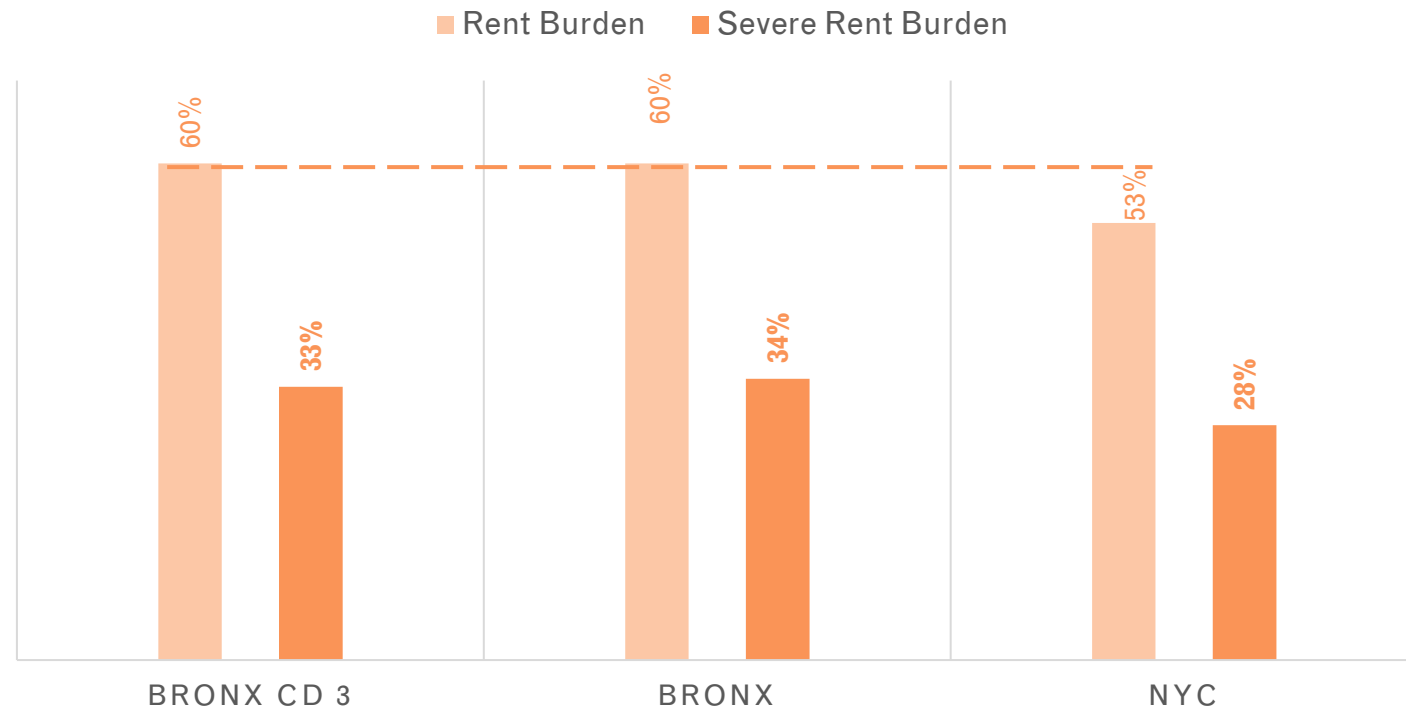


**60%** of renters in Bronx Community District 3\* are **rent burdened**

**~30%** of renters in Bronx Community District 3 are **paying 50% or more of their income on rent**

\*Bronx CD 3 includes parts of the **Claremont, Crotona Park East, Melrose, and Morrisania** neighborhoods

### RENT BURDEN & SEVERE RENT BURDEN: COMMUNITY DISTRICT, BOROUGH, CITY



Source: NYC Equitable Development Data Explorer



# Why do we Build Affordable Housing? Housing Costs Are Too High



**A 3-person family seeks housing:**

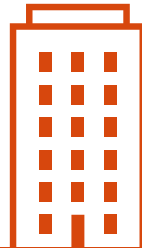
**Salary**



**\$2,700/month**

**A health care worker with 2 children making \$32,000 a year\***

**Rent**



**\$2,451/month**

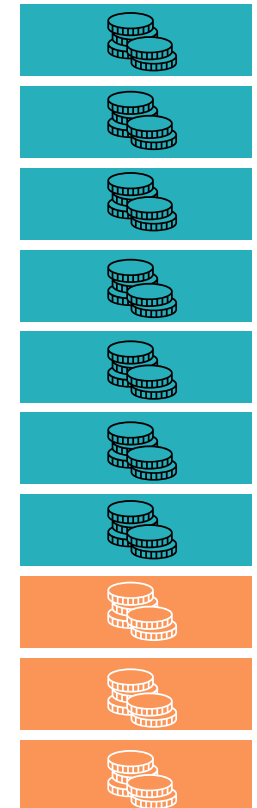
**Average 2-bedroom apartment available in NYC**

**Remaining income: \$249**



**Family Income Spent on Rent**

**90%**



**Recommended max. Spent on Rent**

**30%**

\*Based on median household income of BX CD 3

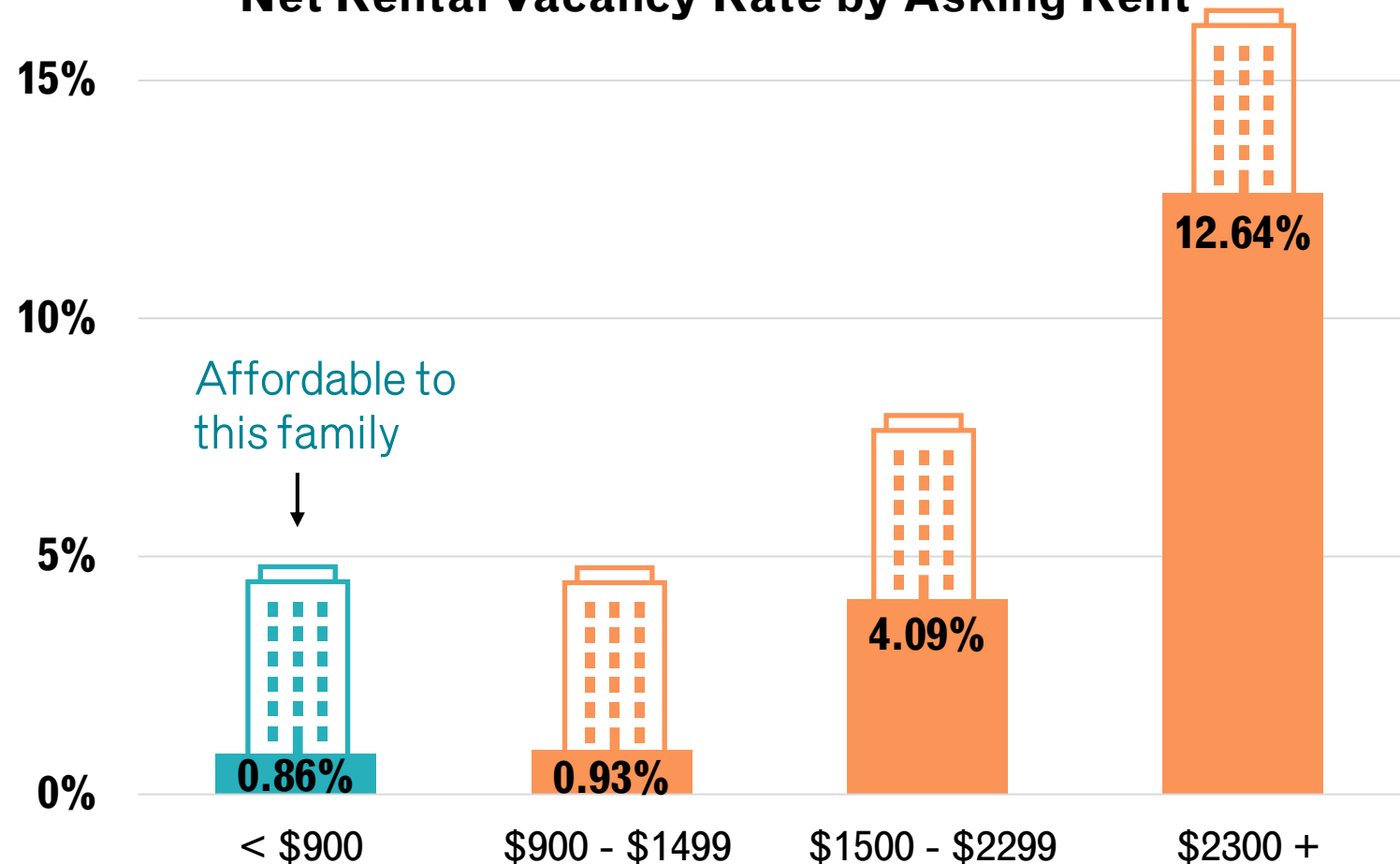
Source: 2021 New York City Housing and Vacancy Survey  
HUD 2023 Fair Market Rent

# Why do we Build Affordable Housing? There Are Not Enough Available Homes



**\$ 2,700 /month**  
*A health care worker with two children*

### Net Rental Vacancy Rate by Asking Rent



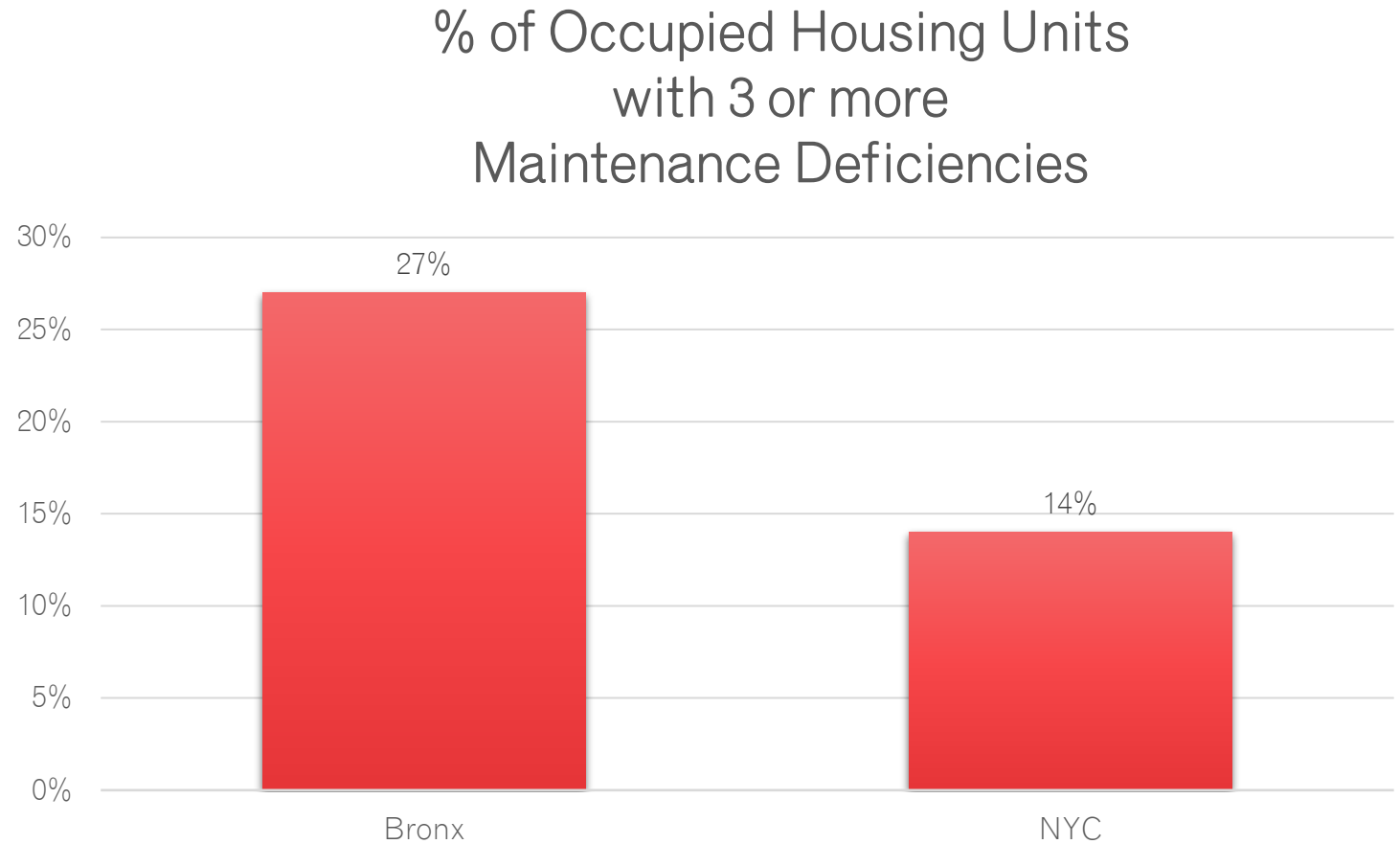
Source: NYCHVS, 2021

# Why do we Build Affordable Housing?

## Maintaining quality house is expensive

The Bronx has ~ **double the % of homes with 3+ maintenance deficiencies\*** as NYC as a whole

\*Broken plaster/peeling paint, cracks/holes in the walls, rodent infestation, no heat, water leakage, etc.



Source: NYC Housing and Vacancy Survey, 2021

# We Need to Build More Affordable Housing in the Bronx



1388-  
1400  
Stebbins  
Avenue

# New Affordable Housing at Stebbins Avenue

## Site Description

- **Vacant City-owned property**
- **On Stebbins Avenue between East 170th Street and Jennings Street**
- **Neighbored by Charlotte Gardens**
- **Redevelopment Opportunity:**
  - Income restricted housing
  - New ground floor community facility



# New Affordable Housing at Stebbins Avenue

## Site History

1940s - Historical Image of the residential buildings that were located on the site before demolition. View from corner of Stebbins Avenue & E 170th St.



# New Affordable Housing at Stebbins Avenue

## Site History

1980 - Historical Image of the residential buildings that were located on the site after demolition. View from E 170th St.



# New Affordable Housing at Stebbins Avenue Request For Proposals Process

We are here





# New Affordable Housing at Stebbins Avenue

## Next Steps

<b>In-Person Workshop</b>	<b>Virtual Workshop</b>	<b>Questionnaire and Commenting Period Close</b>	<b>Community Visioning Report Drafting</b>	<b>Report Back Meeting</b>	<b>RFP Release!</b>
<b>Tonight!</b>	<b>July 12, 2023</b>	<b>July 17, 2023</b>	<b>August 2023</b>	<b>September 2023</b>	<b>Fall 2023</b>
	On Zoom, same topics as tonight's workshop.	Last day to fill out and submit surveys and Public Comments Map.	Summary of community engagement.	Walk through findings and discuss next steps.	

### Tabling:

June 17 Father's Day  
BBQ on Jennings St  
between Southern Blvd  
and Minford Pl

[www.nyc.gov/stebbins-rfp](http://www.nyc.gov/stebbins-rfp)

# Any Questions?

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# Activities start now!

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