

🚨 This is an Emergency 🚨

House Homeless New Yorkers in HPD Units Now!

A briefing paper by the Safety Net Project, Safety Net Activists, and #HomelessCantStayHome Thirty



As the holidays approach, close to 80,000 people are homeless in NYC

New York City faces a homelessness crisis on an unprecedented scale. Close to 80,000 people are homeless in the City's multiple shelter systems and on the street, recently hitting an historic high of 20,000 single adults in the Department of Homeless Services' (DHS) shelters alone. The devastating impacts of homelessness have been magnified by COVID-19. As we enter the second wave, homeless NYers face higher risk of COVID infection and death due to the shared living environments in many shelters, average stays in shelter of over a year, and significant difficulties accessing remote learning for the tens of thousands of school-age children. Meanwhile, thousands of people have continued to struggle to survive on the streets in increasingly dangerous conditions, made worse by the overnight subway shutdown, Code Blue temperatures, anti-homeless street sweeps, and extremely limited access to bathrooms and places to stay warm. This is a matter of systematic and institutional racism, and it is at its core a racial justice issue. Unhoused people in New York City are overwhelmingly black and brown, with 86% of homeless single adults and 93% of heads-of-household in family shelters identifying as Black or Hispanic, compared with 53% of the City's general population.

Meanwhile, in recent years, the City's various affordable housing programs have generated thousands of new apartments in neighborhoods across the five boroughs, most often administered through the Department of Housing Preservation and Development (HPD) and marketed through lotteries on the municipal Housing Connect website. Unfortunately, many of these apartments have gone to New Yorkers with incomes from \$70,000-\$130,000 per year, instead of to those most in need. While HPD has made some units available to homeless New Yorkers in recent years, the number remains extremely low relative to the City's homelessness crisis. Most homeless New Yorkers have no access to these affordable apartments. As such, **we call on the City to immediately prioritize all available HPD units for homeless New Yorkers** so that they can move into permanent homes in midst of this global pandemic. We are in the middle of an emergency and we cannot continue with our normal procedures - the City must take emergency measures to protect the health and lives of homeless New Yorkers.



Sept. 2020: Homeless New Yorkers call for housing for the homeless at Waterline Square, a HPD-sponsored development that included thousands of units and received millions in tax breaks

NYC produces thousands of affordable apartments each year that could be used to house the homeless

Developers under contract with HPD currently are in the process of filling thousands of City-subsidized, “affordable” apartments, with thousands more being produced each year. In order to estimate the number of new, independent affordable units being offered to NYC residents, we analyzed the units listed on the original Housing Connect site and the Housing Connect 2.0 site.¹ In 2020, we found 44 buildings that included over 2738 apartments that had application deadlines in Housing Connect. A significant number of these units are likely still available due to the processing time required to fill affordable units. We also identified 17 buildings (that included a total of 1375 units) from 2019 lotteries and 8 buildings (that included 829 units) from 2018 lotteries where the Housing Connect website indicates that “tenant selection is still in progress.” While some units in these buildings have likely been filled, all remaining units from these buildings should be used to house homeless New Yorkers.

We take very seriously that housing is a human right. Housing is a matter of survival. It is not an optional commodity like so many other things that are bought or sold. Yet housing is treated not only as a commodity but a type and source of privilege, investment and market speculation. As such, people who are homeless often find themselves without any access to housing, or access to the most precarious housing arrangements with the most precarious mobile subsidies, or are told to “apply to the Housing Connect lottery” if they want a chance at securing housing. Homeless New Yorkers shouldn’t need to “win a lottery” in order to access permanent housing. In a time where NYC’s homeless population is the size of a small city, HPD should not leave the housing of tens of thousands of people up to luck. It must use all of its available authority to get people into homes now.

Units Listed on Housing Connect in 2020

Application Deadline	Number of Apartments Listed
Oct - Dec 2020	719
July - Sept 2020	408
April - June 2020	229
Jan - March 2020	1022
Total	2,378

HPD has the authority to refer homeless New Yorkers into existing affordable units

NYC’s Marketing Handbook, which outlines the selection process for affordable units associated with HPD and the Housing Development Corporation (HDC), includes several policies and procedures that permit HPD to directly refer homeless New Yorkers into permanent housing.

One of policies available to the City is in the “Homeless Referrals” section of Marketing Handbook, which states “the Agency may require that all or a portion of the Mobility Disability Set-Aside Units and Hearing/Vision Disability Set-Aside Units, the Community Preference Units, the Municipal Employee Preference Units and/or units associated with any other additional preference and set-aside then existing, be set aside as housing for households then residing in emergency shelter and referred by the City. This requirement may apply to initial rentals and/or re-rentals.”² In short, these apartments can be used as housing placements for homeless people as long as they meet the applicable criteria. The City has not fully utilized its authority in this section to refer homeless New Yorkers into apartments and when we

¹ Since the original Housing Connect website did not include a public listing of all marketed units, we used the “HOUSING LIST” section of the site viewable to users who have an active Housing Connect account. We used the “Project Status” section of the page to determine which buildings might still have available units. Our analysis includes any buildings listed as “Tenant Selection in Progress” as well as those with upcoming application deadlines. It does not include projects that were listed as “Lease-Up Completed.” Please see Appendix A and Appendix B for spreadsheets of the developments that we included in our analysis.

² [Marketing Handbook](#), p. 37

asked HPD about their use of this section, we were told that this authority is only used in “emergencies.” We are concerned that HPD did not consider the COVID-19 crisis that has transformed New York City in less than a year sufficient to meet emergency criteria. In the midst of this historic pandemic, it is critical that HPD fully use their authority to secure housing for homeless NYers.

Below we outline the ways in which homeless NYers could and should be referred to the above types of preference units:

- **Community Preference Units:** Individuals whose current shelter address or last permanent address are in the same community board as new affordable units should be able to get placement directly through the units reserved for community board preferences. This would allow New Yorkers to remain within the community or return to the neighborhood from which they were displaced.
- **Municipal Preference Units:** Unfortunately, there are hundreds of City workers that are homeless and living in the City’s shelter systems.³ They should immediately be prioritized for Housing Connect units that are reserved as municipal preference units.
- **Disability Preference Units:** There are thousands of individuals with mobility, hearing, and visual impairments within the shelter systems. These individuals should be immediately referred to Disability Preference Units associated with HPD.

Additionally, the Handbook states that HPD can “amend these policies and procedures for individual Projects (for initial rentals or re-rentals from a waiting list) to authorize the owner to give a preference or set-aside for referrals of homeless persons from the Department of Homeless Services, provided that the homeless persons meet program eligibility criteria (i.e., have incomes at or below the maximum allowable income for eligibility).” Under this provision, in May, HPD announced that they would be referring homeless families into 200 apartments through 9 different developers who they had reached out to as a result of the pandemic.⁴ We support these efforts and call on HPD to continue to reach out to owners in order to secure as many additional units for the homeless as possible. We also call on HPD to revise this language to ensure that these units are accessible to homeless people in all shelter systems (in addition to DHS) as well as unsheltered New Yorkers.

The Handbook also provides for several other methods for referrals of homeless New Yorkers. In the Remarketing section, the handbook states: “If the lottery log has been reviewed for eligibility and it is clear that it will be exhausted before filling all affordable units, the Marketing Agent must provide the Agency with the list of units that will not be filled from the lottery so that homeless referrals may be initiated for those units.”⁵ Furthermore, if an affordable unit becomes available, “The Developer or agent responsible for re-rentals may, with the written permission of the Agency, modify its processing of the waiting list to provide a preference or set-aside for emergency housing placements or relocations.”⁶ We call on HPD to fully use its authority to house homeless NYers for both re-rentals and initial rentals in midst of our City’s homelessness crisis.

³ <https://nypost.com/2015/09/21/hundreds-of-full-time-city-workers-are-homeless/>

⁴ <https://www1.nyc.gov/site/hpd/news/024-20/200-homeless-families-getting-apartments-because-the-pandemic#/0>

⁵ [Marketing Handbook](#), p. 30

⁶ *Ibid*, p. 31

The City can use existing subsidy programs to make these units permanently affordable

The City already has several existing subsidy programs that could be used to make units permanently affordable for homeless New Yorkers. This is critical since many new affordable units being produced as part of the Housing New York have high rents and are targeted to people with incomes from \$70,000 to \$130,000 per year. Below we outline the two primary subsidies that could be used to support these placements

- **CityFHEPS:** Many homeless NYers are already eligible for CityFHEPS vouchers which allow tenants to pay 30% of their income towards rent. For units with higher rents, the voucher amounts can be increased to “enhanced” levels to cover rents. For these more-expensive units, the City must ensure that these CityFHEPS vouchers have ongoing eligibility similar to Section 8 so that individuals don’t face the prospect of losing the subsidy and facing unaffordable rents if for example, they start working and their income exceeds 250% of the Federal Poverty Level, the current income limit for CityFHEPS renewals. One option would be to use the CityFHEPS voucher as a project-based operating subsidy (similar to Project-Based Section 8) and continue to renew CityFHEPS as long as the rent is more than 30% of the tenant’s income.
- **Section 8:** For homeless New Yorkers who do not qualify for CityFHEPS, HPD should utilize Section 8 subsidies to ensure that these units are permanently affordable.

Creating a transparent and fair process for homeless New Yorkers

Unfortunately the current process for accessing HPD apartments is a mystery to most homeless New Yorkers. Most homeless people are not even aware that HPD units exist and that homeless people can receive a preference. For those who are aware, the process of accessing these apartments is completely opaque. We recommend that the City use the following principles in improving their processes through which homeless New Yorkers access these units:

1. **Allowing homeless New Yorkers to select specific preferences in their housing search.** HPD currently utilizes the HHA form (Homeless Housing Application) to match homeless New Yorkers with affordable apartments. While the form includes many important elements, the City should add additional fields to make sure that people are connected with the right housing opportunities, including any transit access related needs, a question about previous address prior to homelessness to allow people to qualify for community preference, and an opportunity to list specific neighborhoods that do or don’t work for a particular individual due to domestic violence (DV), medical conditions, school locations, etc.
2. **Prioritization via the regular lottery process.** For those applicants who do apply for affordable units via the regular lottery process on Housing Connect, HPD should ensure that homeless applicants receive priority, are able to access CityFHEPS and Section 8 subsidies, and are marked in the queue. Many homeless New Yorkers apply for units through the lottery and receive responses, only to be told that their income is too low or that they are being put on a wait list that is thousands of applications long. HPD must have a process for identifying these applicants and ensuring that their applications are prioritized so that you don’t need to “win the lottery” in order to have a place to live.
3. **Provide access to homeless people in all the City’s shelter systems and to people on the street.** Despite the reality that thousands of homeless New Yorkers reside on the street and the multiple shelter systems across the City, often, homeless set aside units through HPD are only available to homeless people residing in DHS shelters. HPD must ensure that these units are also accessible to homeless NYers residing in HPD, HRA and DYCD shelters as well as unsheltered New Yorkers.

4. **Access for homeless people who have been homeless for extended lengths of time.** HPD should allow for some method of prioritization for those who have been homeless for extended lengths of time, either on the street or in the shelter systems.

Summary of Key Recommendations

In short, we call on HPD to act immediately to house homeless New Yorkers in the midst of the COVID pandemic by:

- Referring homeless New Yorkers to all available preference units in new buildings, partially-filled buildings, and re-rentals;
- For non-preference units, contacting all projects regarding the addition of more homeless set-asides in order to secure as many additional units for the homeless as possible for both initial rentals and re-rentals;
- Using CityFHEPS and Section 8 subsidies to ensure that these units are permanently affordable for homeless New Yorkers; AND
- Creating a more fair and transparent process so that homeless NYers in all shelter systems and on the streets can easily access affordable units.

APPENDIX A: BUILDINGS LISTED ON HOUSING CONNECT 2.0

Name	Address	Neighborhood	Availabilities	Studio Rent	1 Bedroom Rent	2 Bedroom rent	3 Bedroom Rent	Eligible Income	Applications Due
2490 3rd Avenue Apartments	2490 3rd Ave, Bronx, NY 10454	Mott Haven, South Bronx	9	\$1,900	\$2,100	\$2,710	NA	\$65,143 - \$159,640	21-Oct-20
The Arches Apartment	224/228 East 135 Street, Bronx, NY 10451	Mott Haven, South Bronx	129	\$2,150	\$2,246	\$2,730	NA	\$73,715 - \$159,640	14-Oct-20
857 Hornaday Place Apartments	857 Hornaday Pl, Bronx, NY 10460	Crotona, West Farms, Bronx	5	\$1,150	\$1,350	\$1,650	NA	\$39,429 - \$159,640	14-Oct-20
168 East 100 Street Apartments	168 East 100 Street, New York, NY 10029	Upper East Side, Manhattan	5	NA	\$2,195	NA	NA	\$75,258 - \$133,120	15-Oct-20
74-10 Broadway Apartments	74-10 Broadway, Queens, NY 11373	Jackson Heights, Elmhurst, West Queens	3	NA	NA	\$2,560	NA	\$87,772 - \$159,640	29-Sep-20
482 Seneca Avenue Apartments	482 Seneca Avenue, Ridgewood, NY 11385	Ridgewood, Middle Village, West Central Queens	7	NA	\$1,700	\$2,100	\$2,400	\$58,286 - \$183,300	8-Oct-20
83-67 116 Street Apartments	83-67 116 Street, Richmond Hill, Ny 11418	Richmond Hill, Kew gardens, Southwest Queens	14	\$1,600	\$1,700	\$2,150	NA	\$54,858 - \$159,640	14-Oct-20
29-19 Newtown Avenue Apartments	29-19 Newtown Ave, Queens, NY 11102	Astoria, Northwest Queens	14	\$2,241	\$2,362	\$2,849	NA	\$63,429 - \$159,640	16-Oct-20
22-22 Steinway Street Apartments	22-22 Steinway St, Queens, NY 11105	Ditmars Steinway, Northwest Queens	3	NA	\$2,300	NA	NA	\$75,429 - \$133,120	19-Oct
5241 Center Blvd Apartments	5241 Center Blvd, Queens, NY 11101	Long Island City, Northwest Queens	80	\$698	\$883	\$1,071	NA	\$26,126 - \$61,400	23-Nov-20
-	-	-	65	\$1,787	\$2,244	\$2,704	NA	\$63,463 - \$159,640	23-Nov-20
-	-	-	40	\$2,028	\$2,544	NA	NA	\$71,726 - \$168,961	23-Nov-20
360 Van Duzer Street Apartments	360 Van Duzer Street, Staten Island, NY 10304	Tompkinsville, Staten Island	3	NA	\$1,650	\$1,900	NA	\$56,572 - \$159,640	13-Oct-20

48 Jefferson Street Apartments	48 Jefferson Street, Brooklyn, NY 11206	Bushwick, Williamsburg, Brooklyn	3	NA	\$2,245	NA	NA	\$72,000 - \$133,120	1-Oct-20
975 Liberty Avenue Apartments	975 Liberty Ave, Brooklyn, NY 11208	Cypress Hills, Ozone Park, East Brooklyn	5	NA	\$783	\$939	NA	\$26,846 - \$49,120	2-Oct-20
-	-	-	5	NA	\$1,174	\$1,408	NA	\$40,252 - \$73,680	2-Oct-20
-	-	-	3	NA	\$1,800	\$2,100	NA	\$61,715 - \$159,640	2-Oct-20
65 Woodbine Street	65 Woodbine Street, Brooklyn, NY 11221	Bushwick, Williamsburg, Brooklyn	3	NA	\$2,058	NA	NA	\$70,560 - \$133,120	5-Oct-20
410 East 28 Street Apartments	410 East 28 Street, Brooklyn, NY 11226	Flatbush	3	NA	NA	\$1,900	NA	\$65,143 - \$159,640	6-Oct-20
The Crown	524 Ocean View Ave, Brooklyn, NY 11235	Brighton Beach, South Brooklyn	9	NA	\$1,975 - \$2,200	\$2,600	NA	\$67,715 - \$159,640	6-Oct-20
61 Schaefer Street Apartments	61 Schaefer Street, Brooklyn, NY 11207	Bushwick, Stuyvesant Heights, East New York	3	NA	\$2,245	NA	NA	\$76,972 - \$133,120	7-Oct-20
58 Greenpoint Avenue Apartments	58 Greenpoint Avenue, Brooklyn, NY 11222	Greenpoint	5	NA	\$2,245	NA	NA	\$76,972 - \$133,120	8-Oct-20
380 Grove Street Apartments	380 Grove Street, Brooklyn, NY 11237	Bushwick, Williamsburg, Ridgewood, Brooklyn	12	\$2,156	\$2,245	\$2,710	NA	\$73,920 - \$159,640	12-Oct-20
Glassworks Apartments	336 Himrod Street, Brooklyn, NY 11237	Bushwick, Williamsburg, Ridgewood, Brooklyn	3	\$2,103	\$2,288	\$2,500	NA	\$72,103 - \$159,640	12-Oct-20
312 Devoe Street Apartmets	312 Devoe Street, Brooklyn, NY 11211	Greenpoint, East Williamsburg	7	NA	\$1,999	\$2,499	NA	\$68,538 - \$159,640	15-Oct-20
875 Dekalb Avenue	875 Dekalb Avenue, Brooklyn, NY 11221	Bushwick, Bed-Stuy	6	NA	\$2,149	\$2,499	NA	\$72,995 - \$159,640	15-Oct-20
1035 Cortelyou Road Apartments	1035 Cortelyou Road, Brooklyn, NY 11218	Borough Park, Flatbush	3	NA	NA	\$2200 - \$2250	NA	\$75,429 - \$159,640	15-Oct-20

1520 Fulton Street Apartments	1520 Fulton Street, Brooklyn, NY 11216	Stuyvesant Heights, Crown Heights, Central Brooklyn	15	NA	\$1,975	\$2,250	NA	\$67,715 - \$159,640	16-Oct-20
141 Woodbine Street Apartments	141 Woodbine Street, Brooklyn, NY 11221	Bushwick, Williamsburg, Brooklyn	3	NA	\$1,950	NA	NA	\$66,858 - \$133,120	16-Oct-20
165 Stockholm Street	165 Stockholm St, Brooklyn, NY 11237	Bushwick, Williamsburg, Brooklyn	2	NA	\$2,050	NA	NA	\$70,286 - \$133,120	19-Oct-20
One Blue Slip	1 Blue Slip, Brooklyn, NY 11222	Greenpoint	108	\$2,370	\$2,542	\$3,063	\$3,530	\$81,258 - \$183,300	19-Oct-20
1780 Sheepshead Bay Road	1780 Sheepshead Bay Rd, Brooklyn, NY 11235	Sheepshead Bay, Brighton Beach, Southern Brooklyn	7	\$1,725	\$1,999	\$2,599	NA	\$59,143 - \$159,640	26-Oct-20
810 Fulton Street Apartments Phase 2	810 Fulton Street, Brooklyn, NY 11238	Prospect Heights, Clinton Hill, Central Brooklyn	37	\$2,370	\$2,542	\$3,063	NA	\$81,258 - \$159,640	21-Oct-20
51 and 55 Veronica Place	51/55 Veronica Pl, Brooklyn, NY 11226	Flatbush	6	NA	\$1,999	NA	NA	\$68,538 - \$133,120	22-Oct-20
222 Johnson Avenue Apartments	222 Johnson Avenue, Brooklyn, NY 11206	Williamsburg	24	\$924	\$957	NA	NA	\$31,680 - \$61,440	17-Nov-20
222 Johnson Avenue Apartments			5	NA	\$2,284	\$2,756	NA	\$78,309 - \$159,640	17-Nov-20
222 Johnson Avenue Apartments			6	NA	NA	\$2,876	NA	\$98,606 - \$153,500	17-Nov-20
50 Clarkson Avenue	50 Clarkson Ave, Brooklyn, NY 11226	Flatbush	28	\$2,000	\$2,150	\$2,500	NA	\$68,572 - \$159,640	23-Nov-20
Sea Breeze Tower	271 Sea Breeze Avenue, Brooklyn, NY 11224	West Brighton, Southern Brooklyn	34	\$1,700	\$2,050	\$2,465	\$2,950	\$58,286 - \$183,300	20-Dec-20

**APPENDIX B:
BUILDINGS LISTED AS "TENANT SELECTION IN PROGRESS" ON ORIGINAL HOUSING CONNECT SITE**

Waterline Square Phase II	645 West 59th Street, New York, NY 10069	Upper West Side, Manhattan	22	NA	\$741	\$901	NA	\$27,875 - \$49,120	23-Jul-20
Waterline Square	675 West 59th Street & 400 West 61st Street & 645 West 59th Street New York, NY 10023	Upper West Side, Manhattan	269	\$1,041	\$1,117	\$1,350	\$1,553	\$37,578- \$72,600	6-Dec-18
The Smile	158 East 126th Street, New York, NY 10035	East Harlem, Manhattan	47	\$1,023	\$1,090	\$1,297	NA	\$38,400 - \$73,680	23-Jul-20
-	-	-	23	\$2,054	\$2,200	\$2,849	NA	\$70,423 - \$159,640	23-Jul-20
The Robeson	407 Lenox Avenue, New York, NY 10027	Central Harlem, Manhattan	11	\$680	\$863	\$1,045	\$1,200	\$25,509 - \$70,500	26-May-20
-	-	-	24	\$1,197	\$1,509	\$1,820	\$2,096	\$43,235 - \$141,000	26-May-20
-	-	-	38	\$1,637	\$2,199	\$2,993	\$3,452	\$58,320 - \$232,650	26-May-20
The Orchard	118 Orchard Street, New York, NY 10002	Chinatown, Lower East Side, Manhattan	3	NA	\$1,115	NA	NA	\$38,229 - \$67,270	19-Sep-19
-	-	-	6	NA	\$2,289	NA	\$2,777	\$78,480 - \$172,120	19-Sep-19
The Milo	885 Grand Street, Brooklyn, NY 11211	East Williamsburg, Brooklyn	7	NA	\$1,060	\$1,193	NA	\$36,343 - \$69,180	20-Mar-20
The Gilbert on First	1912 1st Avenue, New York, NY 10029	East Harlem, Manhattan	8	\$328	\$419	\$509	\$582	\$13,200 - \$36,300	17-Jun-19

-	-		8	\$464	\$589	\$713	\$817	\$17,863 - \$48,400	17-Jun-19
-			30	\$600	\$759	\$917	\$1,053	\$22,526 - \$60,500	17-Jun-19
-			38	\$736	\$929	\$1,121	\$1,289	\$27,189 - \$72,600	17-Jun-19
-			11	\$1,049	\$1,320	\$1,591	\$1,831	\$37,920 - \$121,000	17-Jun-19
-			19	\$1,321	\$1,660	\$1,999	\$2,302	\$47,246 - \$157,300	17-Jun-19
-	-	-	30	\$1,729	\$2,170	\$2,611	\$3,009	\$61,235 - \$199,650	17-Jun-19
The Frederick	2395 Frederick Douglass Blvd, New York, NY 10027	Central Harlem, Manhattan	4	\$562	\$605	\$736	\$843	\$21,223 - \$52,960	6-Sep-19
-	-	-	4	\$729	\$784	\$951	\$1,091	\$26,949 - \$66,200	6-Sep-19
-	-	-	45	\$896	\$963	\$1,166	\$1,339	\$32,675 - \$79,440	6-Sep-19
-	-	-	6	NA	\$1,554	\$1,874	\$2,158	\$55,303 - \$145,640	6-Sep-19
The Crossing at Jamaica Station	148-10 & 147-40 Archer Avenue, Jamaica, NY 1143	Jamaica, Queens	35	\$633	\$681	\$828	\$929	\$23,658 - \$52,960	20-Feb-20
-	-	-	125	\$1,007	\$1,081	\$1,309	\$1,504	\$36,480 - \$79,440	20-Feb-20
-	-	-	31	\$1,380	\$1,481	\$1,789	\$2,059	\$49,269 - \$105,920	20-Feb-20
-	-	-	25	\$1,705	\$2,142	\$2,582	\$2,975	\$60,412 - \$165,500	20-Feb-20

-	-	-	100	\$1,946	\$2,442	\$2,943	\$3,391	\$68,675 - \$172,120	20-Feb-20
-	-	-	49	\$2,026	\$2,542	\$3,063	\$3,530	\$71,418 - \$191,980	20-Feb-20
-	-	-	299	\$2,587	\$3,243	\$3,904	\$4,501	\$90,652 - \$218,460	20-Feb-20
The Carolina	1465 Park Avenue & 128 East 108th Street New York, NY 10029	East Harlem, Manhattan	8	NA	NA	Residents pay 30% of income	Residents pay 30% of income	\$0 - \$39,720	6-Dec-19
-	-	-	72	\$367	\$471	\$575	\$658	\$14,538 - \$39,720	6-Dec-19
-	-	-	119	\$680	\$863	\$1,045	\$1,200	\$25,269 - \$66,200	6-Dec-19
-	-	-	40	\$837	\$1,058	\$1,280	\$1,472	\$30,652 - \$79,440	6-Dec-19
-	-	-	80	\$1,197	\$1,509	\$1,829	\$2,096	\$42,995 - \$119,160	6-Dec-19
-	-	-	80	\$1,901	\$2,389	\$2,876	\$3,316	\$67,132 - \$218,460	6-Dec-19
Sioné Apartments	171 Suffolk Street, New York, NY 10002	Lower East Side, Manhttan	9	\$613	\$659	NA	NA	\$23,623 - \$38,440	6-Feb-20
-	-	-	9	\$1,017	\$1,230	NA	NA	\$37,577 - \$69,180	6-Feb-20
-	-	-	5	\$2,000	\$2,200	NA	NA	\$71,177 - \$124,930	6-Feb-20
Riverwalk Park	460 Main Street, New York, NY 10044	Roosevelt Island, Manhattan	11	\$506	\$648	\$791	\$909	\$20,298 - \$56,400	6-Jul-20
-	-	-	48	\$662	\$844	\$1,026	\$1,180	\$25,646 - \$70,500	6-Jul-20

-	-	-	28	\$1,132	\$1,431	\$1,730	\$1,994	\$41,760 - \$112,800	6-Jul-20
-	-	-	68	\$1,492	\$1,881	\$2,270	\$2,618	\$54,103 - \$183,300	6-Jul-20
-	-	-	158	\$1,961	\$2,468	\$2,974	\$3,432	\$70,183 - \$232,650	6-Jul-20
Park Avenue Green	2980 Park Avenue, Bronx, NY 10451	Mott Haven, Melrose, South Bronx	5	\$702	\$753	\$910	\$1,045	\$26,400 - \$60,500	17-Aug-18
-	-	-	79	\$860	\$923	\$1,114	\$1,281	\$31,818 - \$72,600	17-Aug-18
-	-	-	23	\$1,044	\$1,314	\$1,584	\$1,823	\$38,126 - \$96,800	17-Aug-18
One Flushing	33-45 41st Avenue, Flushing, NY 11355	Flushing, Queens	10	\$548	\$589	NA	NA	\$20,675 - \$33,400	28-Aug-18
-	-	-	56	\$707	\$759	NA	NA	\$26,126 - \$41,750	28-Aug-18
-	-	-	51	\$865	\$929	\$1,121	\$1,289	\$31,543 - \$72,600	28-Aug-18
-	-	-	54	\$1,049	\$1,320	\$1,591	\$1,831	\$37,852 - \$121,000	28-Aug-18
-	-	-	60	\$1,321	\$1,660	\$1,999	\$2,302	\$47,178 - \$157,300	28-Aug-18
Nehemiah Spring Creek 4B-1	475-510 Vandalia Ave Brooklyn, NY 11239	East New York, Brooklyn	16	NA	\$426	\$521	\$594	\$16,629 - \$36,300	17-Jun-19
-	-	-	16	NA	\$605	\$736	\$843	\$22,766 - \$48,400	17-Jun-19
-	-	-	16	\$618	\$784	\$951	NA	\$23,143 - \$52,150	17-Jun-19

-	-	-	48	\$761	\$963	\$1,166	\$1,339	\$28,046 - \$72,600	17-Jun-19
-	-	-	47	\$1,091	\$1,375	\$1,660	NA	\$39,360 - \$93,870	17-Jun-19
Linwood Park Apartments	315 Linwood Street, Brooklyn, NY 11208	East New York, Brooklyn	5	NA	NA	Residents pay 30% of income. Need to qualify for Section 8 voucher	Residents pay 30% of income. Need to qualify for Section 8 voucher	\$0 - \$52,960	11-Feb-20
-	-	-	5	NA	NA	\$881	Residents pay 30% of income. Need to qualify for Section 8 voucher	\$0 - \$57,650	11-Feb-20
-	-	-	59	\$856	\$1,089	\$1,309	\$1,504	\$31,303 - \$79,440	11-Feb-20
Hudson 36	515 West 36th Street, New York, NY, 10018	Hudson Yards, Clinton, Midtown West Manhattan	25	\$613	\$659	\$801	NA	\$22,903 - \$38,160	3-Apr-18
-	-	-	25	\$833	\$895	\$1,082	NA	\$30,446 - \$57,240	3-Apr-18
-	-	-	13	\$2,116	\$2,270	\$2,733	NA	\$74,434 - \$124,020	3-Apr-18
HELP Livonia Apartments	463 Livonia Avenue, Brooklyn, NY 11207	East New York, Brooklyn	4	NA	\$590	\$716	NA	\$22,800 - \$46,120	3-Dec-19
-	-	-	4	NA	\$769	\$933	NA	\$ 28,938 - \$57,650	3-Dec-19

-	-	-	33	NA	\$1,043	\$1,262	\$1,449	\$38,332 - \$79,440	3-Dec-19
Essex Crossing Site 4	180 Broome Street, New York, NY 100027	Lower East Side, Manhattan	10	\$562	\$605	\$736	\$843	\$21,463 - \$52,960	7-Apr-20
-	-	-	43	\$896	\$963	\$1,166	\$1,339	\$32,915 - \$79,440	7-Apr-20
-	-	-	33	\$1,520	\$1,912	\$2,304	\$2,654	\$54,309 - \$172,120	7-Apr-20
-	-	-	35	\$2,165	\$2,717	\$3,270	\$3,770	\$76,423 - \$218,460	7-Apr-20
Ebenezer Plaza Phase 1 South	672 Powell Street, Brooklyn, NY 11212	Brownsville, Brooklyn	20	\$367	\$471	\$575	\$658	\$14,983 - \$39,720	23-Mar-20
-	-	-	20	\$524	\$667	\$810	\$929	\$20,366 - \$20,366	23-Mar-20
-	-	-	20	\$680	\$863	\$1,045	\$1,200	\$25,715 - \$66,200	23-Mar-20
-	-	-	116	\$837	\$1,058	\$1,280	\$1,472	\$31,098 - \$79,440	23-Mar-20
Convivium Apartments	515 East 86th Street, New York, NY 10028	Upper East Side, Manhattan	14	\$747	NA	NA	NA	\$25,612 - \$34,160	18-May-20
-	-	-	14	\$1,002 - \$1,120	\$1,074 - \$1,200	NA	NA	\$34,355 - \$57,660	18-May-20
-	-	-	3	NA	NA	\$1,718	NA	\$58,903 - \$92,240	18-May-20
-	-	-	4	NA	NA	\$3,123	NA	\$107,075 - \$149,890	18-May-20
Central Harlem Apartments	111 W. 131st St., 116-118-120 W. 129th St., 410-418 W. 128th St., 157 W. 122nd St., 23-27 W. 119th St, and 244	Harlem, Manhattan	68	\$896	\$963	\$1,166	\$1,339	\$32,606 - \$72,600	5-Mar-19

	Lenox Ave, Harlem NY								
Bedford Arms Apartments	1336 Bedford Avenue Brooklyn, NY 11216	Crown Heights, Brooklyn	10	NA	\$590	\$718	\$821	\$22,800- \$52,960	13-Sep-19
-	-	-	9	NA	\$769	\$933	\$1,069	\$28,938- \$66,200	13-Sep-19
-	-	-	28	NA	\$1,360	\$1,642	\$1,888	\$49,200- \$132,400	13-Sep-19
-	-	-	46	NA	\$2,160	\$2,520	\$3,060	\$76,629- \$218,460	13-Sep-19
Athena Apartments	909 Atlantic Avenue & 1043 Fulton Street, Brooklyn, NY 11238	Clinton Hills, Prospect Heights, Brooklyn	23	\$896	\$963	\$1,166	\$1,339	\$32,675 - \$79,440	16-Oct-19
-	-	-	60	\$1,230	\$1,321	\$1,595	\$1,835	\$44,126 - \$112,720	16-Oct-19
-	-	-	31	\$1,982	\$2,126	\$2,561	\$2,952	\$69,909 - \$172,120	16-Oct-19
88 Walton St	88 Walton Street Brooklyn, NY 11206	Williamsburg, Brooklyn	6	\$930	\$1,000	\$1,213	NA	\$31,886- \$69,180	7-Jun-19
840 Fulton Street	840 Fulton St, Brooklyn, NY 11238	Clinton Hill, Prospect Heights, Fort Greene	8	\$867	\$931	\$1,123	NA	\$31,612 - \$62,580	15-Oct-18
682 Bushwick Avenue	682 Bushwick Avenue, Brooklyn, NY 11221	Bushwick, Williamsburg	5	NA	\$926	\$1,042	NA	\$31,749- \$62,580	17-Aug-18
553 West 30th Street	553 West 30th Street, New York, NY 10001	Hudson Yards, Chelsea, Manhattan	5	\$858	\$921	\$1,115	NA	\$31,303 - \$52,150	13-Dec-19
-	-	-	102	\$1,041	\$1,117	\$1,350	NA	\$37,578 - \$62,580	13-Dec-19

54 Throop Avenue Apartments	54 Throop Avenue, Brooklyn, NY 11206	East Williamsburg, Brooklyn	5	\$938	\$1,080	\$1,223	NA	\$32,160 - \$69,180	23-Sep-19
433 East 13th Street Apartments	433 East 13th Street, New York, NY 10009	East Village, Manhattan	12	\$674	\$724	NA	NA	\$25,063 - \$38,440	27-Jan-2020
-	-	-	12	NA	\$1,115	\$1,348	NA	\$40,252 - \$69,180	27-Jan-2020
-	-	-	6	\$2,318	\$2,485	\$2,991	NA	\$79,475- \$149,890	27-Jan-2020
420 Kent	420 Kent Avenue Brooklyn, NY 11249	Williamsburg, Brooklyn	121	\$867	\$931	\$1,123	NA	\$31,680 - \$62,580	29-May-19
222 East 44th Street	222 East 44th Street New York, NY 10017	Midtown East, Manhattan	43	\$613	\$659	NA	NA	\$22,903 - \$33,400	2-Jul-18
-	-	-	44	NA	\$1,017	\$1,230	NA	\$36,823 - \$62,580	2-Jul-18
-	-	-	22	\$2,116	\$2,270	\$2,733	NA	\$74,435 - \$135,590	2-Jul-18
211 West 29th Street Apartments	211 West 29th Street, New York, New York 10001	Midtown, Chelsea, Manhattan	6	\$1,169	\$1,253	\$1,503	NA	\$40,080- \$74,690	22-Aug-19
-	-	-	3	NA	NA	\$1,718	\$1,985	\$58,903 - \$99,040	22-Aug-19
-	-	-	8	\$2,375	\$2,544	\$3,051	NA	\$81,429- \$138,710	22-Aug-19
20-52 49th Street Apartments	20-52 49th St, Queens, NY 11105	Steinway, Astoria, Queens	2	NA	\$1,200	\$1,450	NA	\$41,143 - \$128,040	13-Aug-19
1766-68 Second Avenue Apartments	1766-68 Second Avenue, New York, NY 10128	Yorkville, Upper East Side Manhattan	24	\$1,168	\$1,254	\$1,511	\$1,740	\$42,069 - \$96,800	16-Apr-19
146 Pierrepont Street Apartments	146 Pierrepont Street, Brooklyn, NY 11201	Brooklyn Heights, Cobble Hill	9	\$596	\$685	NA	NA	\$22,389 - \$33,400	27-Mar-19

-	-	-	9	NA	NA	\$1,183	NA	\$42,618 - \$62,580	27-Mar-19
-	-	-	5	\$2,320	\$2,487	\$2,993	NA	\$79,543 - \$135,590	27-Mar-19
1134 Fulton Street Apartments	1134 Fulton Street, Brooklyn, NY 11216	Bedford-Stuyvesant, Brooklyn	34	\$1,097	\$1,102	NA	\$1,513	\$46,903 - \$105,920	5-Feb-2020
-	-	-	21	\$1,999	\$2,125	\$2,400	NA	\$68,538 - \$149,890	5-Feb-2020
1 Flatbush Avenue	1 Flatbush Avenue, Brooklyn, NY 11217	Fort Greene, Downtown Brooklyn	37	\$867	\$931	\$1,123	NA	\$31,612 - \$62,580	11-Jul-18