

BUILDING A STRONGER MOHAWK VALLEY REGION WITH THE POWER OF AFFORDABLE HOUSING.

New York's Mohawk Valley region is facing a housing crisis. More than half of renters pay over 30% of their income for housing. Additionally, more than 84,000 Mohawk Valley residents live below the federal poverty line, according to U.S. Census data.

Federal elected officials play a vital role in building and preserving housing that low- and middle-income New Yorkers so desperately need. The New York State Association for Affordable Housing (NYSFAH) seeks your support on key legislative and budget items to ensure the continued production of affordable housing for your constituents.

NYSFAH is the industry trade association that connects and informs key stakeholders. NYSFAH members include developers, contractors, professional service firms, and financial institutions constructing and preserving affordable housing. Our members collectively build and preserve the vast majority of New York State's affordable housing.

What Is Affordable Housing?

Affordable units meet all the following criteria:

- Less than 30% of the tenant's gross household income is spent on housing costs
- Public resources are used to fund the units
- Tenants must meet certain income requirements to qualify*

* Income thresholds are based on Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development.

How does Affordable Housing Impact Neighborhoods?

Investment in affordable housing drives economic growth and benefits communities. New construction revitalizes neighborhoods and attracts businesses, services, residential construction and other private and public investment.

A 100-unit affordable housing development in New York State typically generates::

- 175 construction jobs and an additional 20 permanent jobs
- \$29.6 million in economic spending during construction and \$3.6 million in sustained local economic activity
- \$9.6 million in worker compensation during construction and \$1.3 million in annual worker compensation thereafter

How Is Affordable Housing Financed?

Affordable housing developers utilize more than 150 local, state and federal programs to help finance development.

- Low Income Housing Tax Credit (LIHTC): provides a dollar-for-dollar reduction in federal tax liability to investors in affordable housing projects for households at or below 60% AMI. LIHTC is the largest driver of affordable housing production nationally.
- Direct appropriation or subsidy: one-time or ongoing assistance. Subsidies include grants, rental vouchers, and loans provided by the local, state and/or federal government at below market rate terms.
- In-kind subsidy: low-cost land or property conveyed at below market rate terms.
- Tax relief: incentives, deductions, abatements, and exemptions provided to the project owner in exchange for making units affordable to tenants.

Affordability Crisis in New York State.

- 3 million households in New York State are considered rent burdened, paying more than 30% of their gross monthly income on housing
- More than 1.5 million households are severely rent burdened, paying more than 50% of their gross monthly income on housing

In Your Region: Mohawk Valley

County	Population	Median Household Income	Unemployment Status	Percent Below Poverty Level	Percent Rental Units	Rent-Burdened* Households
Fulton	54,606	\$46,969	5.60%	17%	27%	55%
Herkimer	64,034	\$46,229	5.30%	15%	26%	46%
Montgomery	49,779	\$43,764	5.30%	21.00%	30%	53%
Oneida	233,558	\$48,246	4.40%	17%	32%	51%
Otsego	61,399	\$48,588	4.10%	17%	24%	55%
Schoharie	31,913	\$51,195	6.20%	13%	19%	47%

Data Sources: U.S. Census Bureau, 2016 American Community Survey 5-Year Estimates
U.S. Census Bureau, 2016 ACS Population Estimates

Note: American Community Survey (ACS) data is survey-based and subject to sampling error. Since ACS variables change over time, some areas or subjects must be compared with caution, or not at all.

*Households paying more than 30% of gross income on rent.

The Power of Affordable Housing in Action:

The Meadows at Middle Settlement (New Hartford, NY)



County: Oneida

Developer: Beacon Communities LLC

- The revitalization of a senior living complex in New Hartford will result in 93 new energy-efficient units, creating apartments that will serve the local senior community for the next 50 years.
- Each building will have a community room, elevator, laundry, and Wi-Fi.
Funding for the project is a combination of as-of-right tax credits, state low income tax credits, Community Development Block Grant funds, and state loans.
- New York State Homes and Community Renewal Commissioner RuthAnne Visnaukas said, "The new construction of these 93 units, which will be larger than the ones being replaced, will enhance the quality of life for its residents so they can stay in the community they love, while the financing agreement with Beacon Communities will keep this complex truly affordable for the next half-century."

Woodrow Wilson Townhomes (Amsterdam, NY)



County: Montgomery

Developer/Owner: Duncan Barrett/
Beacon Communities Development LLC

Architect: RIDA Architects

- Redevelopment of a 1970s Mitchell Lama property that was part of the UDC portfolio and highly distressed.
- The Gut Rehab of 100 family and large family townhouse units. Completed in 2015.
- The rehab led to modern, energy efficient units and a 49% reduction in energy usage.
- This was an occupied rehab and tenants were temporarily relocated to permit construction.
- 93 of the 100 units are set aside for families at or below 50% of the AMI and three units are reserved for Market Rate tenants to honor the Right to Return of former higher income tenants.



Before

WHAT CAN YOU DO TO SUPPORT MORE AFFORDABLE HOUSING?

- Protect and strengthen the Low-Income Housing Tax Credit (LIHTC):
 - Establish a permanent minimum 4% credit rate for LIHTC acquisitions.
 - Support LIHTC Income Averaging which will make it easier to build housing affordable to both extremely low-income and moderate-income households by raising the LIHTC income limit and allowing cross subsidization of rents.
- Learn more about affordable housing in your area by meeting with developers, residents and community leaders who witness firsthand the benefits of these efforts.
- Help us get the word out by highlighting new affordable housing developments in your newsletters, press releases, on your website and through other communications.
- Stay in touch with NYSFAH and local affordable housing developers to learn more about new policies and legislative initiatives that affect the industry and can help produce more affordable housing.