

BUILDING A STRONGER NEW YORK CITY REGION WITH THE POWER OF AFFORDABLE HOUSING.

New York's NYC region is facing a housing crisis. More than half of renters pay over 30% of their income for housing. Additionally, more than 1.6 million NYC 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: New York City

County	Population	Median Household Income	Unemployment Status	Percent Below Poverty Level	Percent Rental Units	Rent-Burdened* Households
Bronx	1,428,357	\$34,299	8.30%	31%	79%	61%
Kings	2,595,259	\$48,201	6.30%	23%	69%	55%
New York	1,629,507	\$72,871	5.10%	18%	75%	47%
Queens	2,301,139	\$57,720	5.50%	15%	54%	56%
Richmond	472,481	\$73,197	4.10%	12%	29%	53%

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 spending at least 30% of gross income on rent.

The Power of Affordable Housing in Action:

A. Philip Randolph Houses (Harlem, NY)



County: New York

Developer: Trinity Associates LLC

- Located on a block of West 114th Street in Harlem in New York City, is a public housing development of 36 contiguous walk-up tenements that fell into disrepair after being vacated in the early 2000s pursuant to an unsuccessful initial attempt at redevelopment. Today, however, they stand as a symbol of what strong partnerships between public and private entities together with the tenant community can accomplish with vision, hardwork and determination.
- 115 affordable units in formerly 14 individual walk-up buildings that are being combined into one and expected to be occupied in the summer of 2018. The entire project contains studios, 1-, 2-, 3-, and 4-bedroom apartments.
- The buildings are also energy efficient. A variable refrigerant flow (VRF) system allows heating and cooling adjustable for each space without any wall penetrations, which is a prerequisite to retain the integrity of the historic exterior walls.

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.

Webster Commons (Bronx, NY)



County: Bronx

Developer: Joy Construction Corp. and Best Development Group, LLC

- The 1.5-mile stretch was re-zoned to allow for development of commercial, community, and mixed-income residential buildings, with hopes of tapping into both the university and the surrounding neighborhood's demand for more retail options. The plan to revamp an area known mostly for parking spots and auto body shops was championed by Fordham, Montefiore Medical Center, the New York Botanical Garden, and the Bronx Zoo.
- 11-story, 123-unit building with apartments spread across 108,070 square feet, yielding reasonably sized, 878-square-foot units. Units are rented to low-income families making up to 60% of the city's Area Median Income, or \$51,780 for a family of four.
- 390 apartments. Building C's 51 units will cater to seniors making 60% AMI or less, and 191 units in Buildings B and D will rent to middle-income households who earn between \$60,500 and \$86,300.