Fiscal Year 2006 Affordability Study

Examination of Incomes Served by Mayor Bloomberg's New Housing Marketplace Plan

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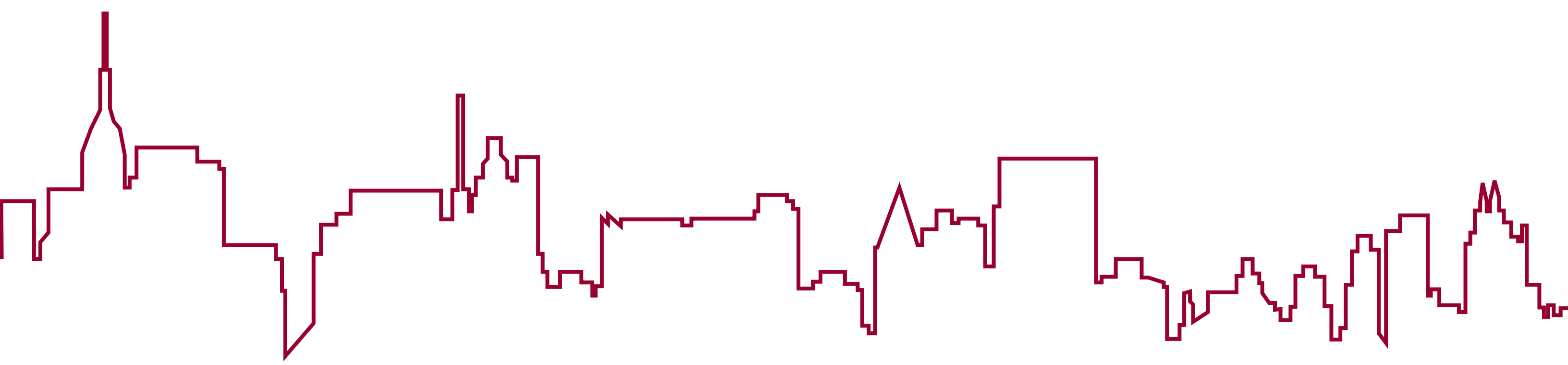

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Strategic Planning Group
FY2006 AFFORDABILITY STUDY: SYNOPSIS OF RESULTS

Background

As the health of the city has improved and the population has grown over the last 20 years, New York City has moved from a crisis of housing abandonment, to a challenge of housing affordability. In response, on February 23, 2006, Mayor Michael R. Bloomberg and HPD Commissioner Shaun Donovan announced details of the expansion of the Mayor's New Housing Marketplace Plan, which has grown from a $3 billion plan to build and preserve 65,000 affordable units by 2008, to a $7.5 billion plan to build and preserve 165,000 units by 2013. This plan is the largest municipal affordable housing plan in the nation's history and will provide affordable homes for 500,000 New Yorkers. This new 10-year plan will address the enormous pressures on the City's current tight housing market and -- through securing affordable housing for the City's working and middle-classes -- ensure that New York City remains economically competitive. Providing affordable housing to those income groups who need it most is the centerpiece of the New Housing Marketplace Plan. However, until 2004, HPD and HDC did not systematically compile and analyze data on the incomes of the families they served through their affordable housing programs. In 2004, HPD began collecting income data on households who had moved into HPD and HDC units during FY2004 (July 2003 until June 2004).

Although each HPD and HDC program has income requirements (which are tied, in some cases, to the Federal funding source for the program) that mandate the maximum income levels of families who may be assisted by that program, until the FY2004 Affordability Study, it remained unclear whether the actual incomes of families served were close to the limit or significantly below it. The FY2004 Affordability Study found that HPD and HDC programs serve a considerably higher percentage of low-income households than is required by the mandates (See Chart E, page 5).

Comprehensive, uniform data collection at HPD has historically been constrained by limited cross-divisional consistency in the gathering and storage of data. Income data collection has been largely decentralized by division, group and programs, while staff focuses on ensuring that participating families meet stated eligibility requirements. In addition, data for many programs are collected by the relevant building management, which often limits access to information.

Since the FY2004 Affordability Study, HPD has taken a number of steps to regularize the collection of income data. As a result of these efforts, the results of the 2006 Affordability Study include data on a greater number of HPD and HDC completions than the prior study. Early in FY2008, HPD will have a process in place to collect income information on a quarterly basis. Going forward, we will continue to collect affordability data and complete an affordability study on a yearly basis, with the goal of better understanding who our programs are reaching.

Data Sources and Methodology

The results of the Fiscal Year 2006 Affordability Study rely on data from four sources:

- Administrative Records from HPD program areas
- Administrative Records from the Housing Development Corporation (HDC)
- Mail Surveys
- Administrative Records from HPD's Marketing division

Table 1 outlines the sources of records for the HPD and HDC programs included in the study. The records originate when families move into the HPD or HDC units, when they apply to HPD lotteries, or when they sign new leases or go through income verification for rehabilitated apartments. Where possible, we relied on administrative records and only mailed surveys for programs where no administrative records existed. From the sources identified above, HPD was able to collect income and household size information on a sample of 3,871 households who moved into, applied for, or signed leases for HPD and HDC apartments in FY2006. Of this sample, HPD received survey data on 110 households and administrative records on 3,761. [1]

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1 The number of households in the sample collected in FY2006 increased from FY2004 when 2,683 households were included in the sample. Further, HPD was able to collect administrative records on 11 additional programs in FY2006, reducing the study's dependence on program guidelines and surveys.

Table 1: FY2006 Affordability Study Data Sources	
1. ADMINISTRATIVE RECORDS	***2. SURVEY DATA***[2]
421a Negotiable Certificate Program	7A
Arverne	TIL/TIL2
Cornerstone	8A
Homeless Housing Assistance Program	
HIP	
Home Works	
HTF	
Inclusionary Housing	
LAMP	
Mitchell-Lama	***3. NOT INCLUDED (No FY2006 Completions)***
Mixed-Income Rental Program	
Neighborhood Homes	ANCHOR
NEP	Assisted Living
New Foundations	City Council Mixed Income
New HOP	City Home
New Neighbors	Habitat for Humanity
NHS	Misc Negotiated Sale
NRP	Misc Senior Housing
NYCHA	Nehemiah
Partnership/New Homes	New Partners
PLP	OMH
SCHAP	OMRDD
Section 202/811	PHHF
Small Buildings	Standalone 9% Tax Credits
Supportive Housing Loan Program	
Vacant Building 2000	4. ***NOT INCLUDED (FY2006 Completions, no data available)***
	DAMP Special Projects
	HUD Multi-Family
	Storeworks

Note: There were a total of 13,190 completions in FY2006.

For each program, we used the sample households who moved into HPD or HDC units in FY2006 obtained from the FY2006 study to estimate income distributions across HPD and HDC programs. We then applied these distributions to almost all [3] of the housing completions in FY2006 (which totaled 13,190), in order to estimate which income groups are served through the housing programs that were active under the New Marketplace Housing Plan. These extrapolations are then compared to similar extrapolations done based on the FY2004 data. (Both the study findings and extrapolation results can be found in the Appendix to this study)

Below, we discuss the five major findings from the study.

2 The FY2006 Affordability Study relies less on survey data than the FY2004 Affordability Study. Whereas in the FY2006 Affordability Study we used survey data for three programs, for the FY2004 Affordability Study we used survey data for 10 programs: 7a, 8a, Inclusionary Housing, TIL, Cornerstone, Edgemere, Homeworks, Melrose Commons, Neighborhood Homes and Partnership. Further, HPD was able to collect administrative records on 5 additional programs in FY2006 that it had used program guidelines for in FY2004: Arverne, HHAP, HIP, NHS, and Section 202. Income and household size data comes from surveys.

3 HPD was did not have administrative records for or conduct surveys for 3 programs that had completions in FY2006: DAMP Special Projects, HUD Multi-Family and Storeworks. Combined, these programs accounted for 1% or 130 of the total 13,190 completions in FY2006.

Finding #1: In FY2006, three-fourths of the units HPD and HDC completed served low-income households, a larger share of low income households than is required by the program guidelines.

After extrapolating the results of the FY2006 Affordability Study to the actual housing completions in FY2006, the distribution of units across the three income groups (displayed in Chart A below) demonstrates that three-fourths of the households that moved into HPD and HDC units had incomes below 80% of the Area Median Income (AMI). Consistent with the results of the FY2004 Affordability Study, the percent of units serving low-income households far exceeds the requirements of the program guidelines (Chart B), which suggest that only 47% of units should serve low-income households. While the majority of units serve low-income households, overall HDC and HPD units served a mix of incomes with a quarter of units serving moderate and middle income families.

Chart A: FY2006 Affordability Study Results, FY2006 Completions

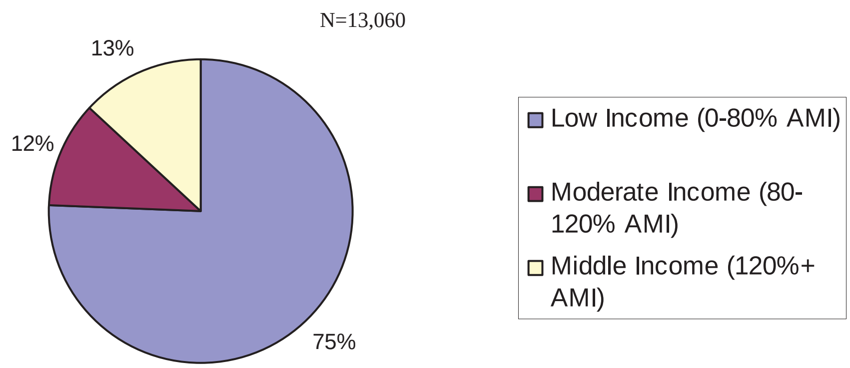
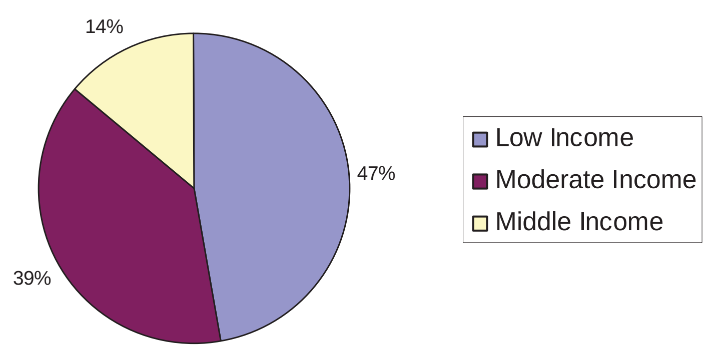
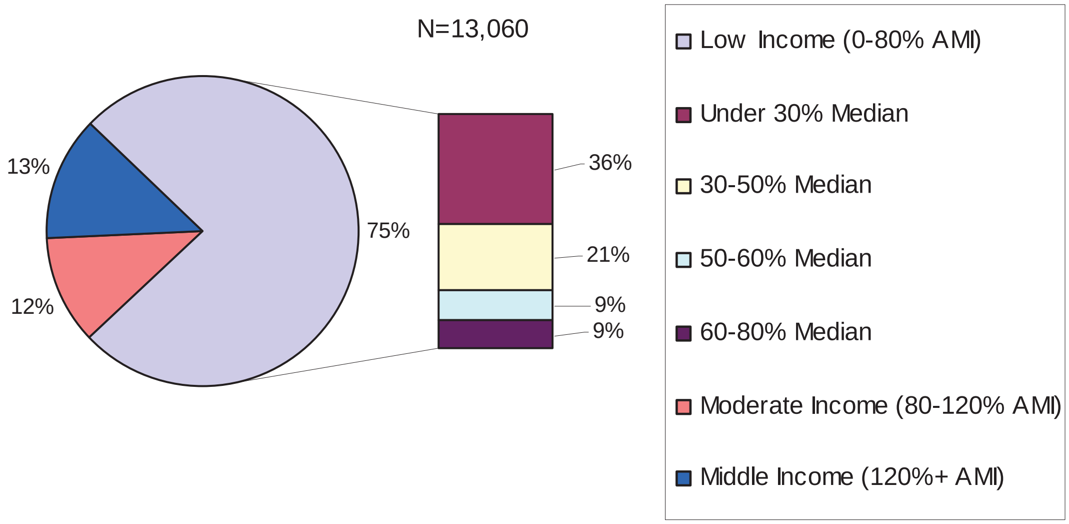


Chart B: Income Groups Served by FY2006 Completions according to Program Guidelines



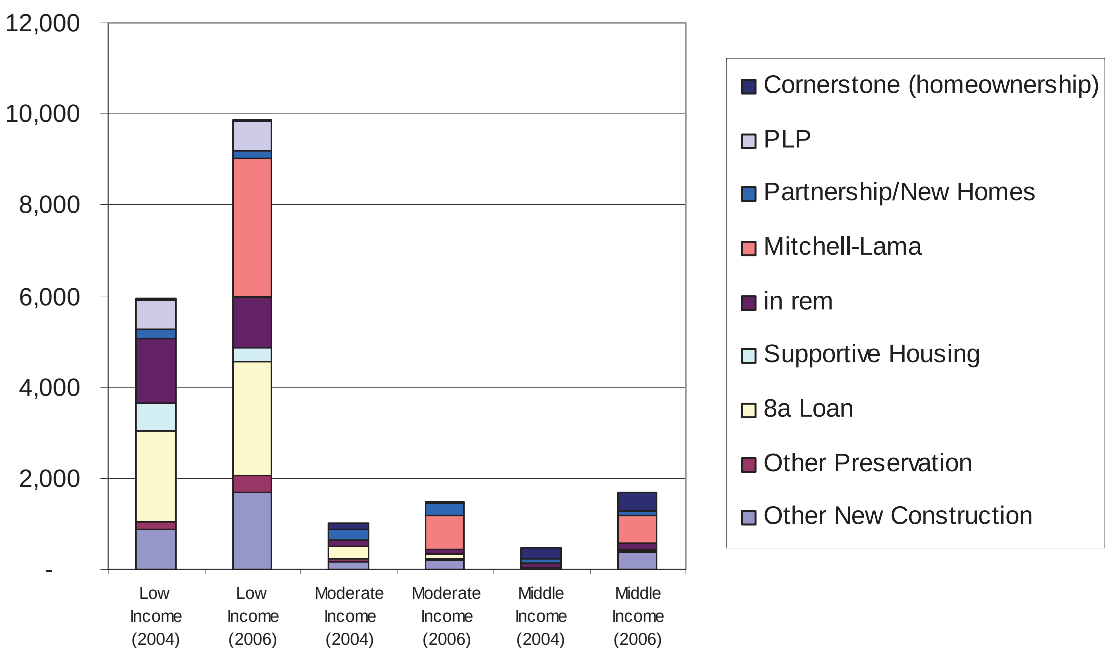
Of the low-income households that moved into HPD and HDC units in FY2006, almost half were extremely low income households, with incomes less than 30% of the Area Median Income (AMI).

Chart C: FY2006 Affordability Study, FY2006 Completions by Income Category

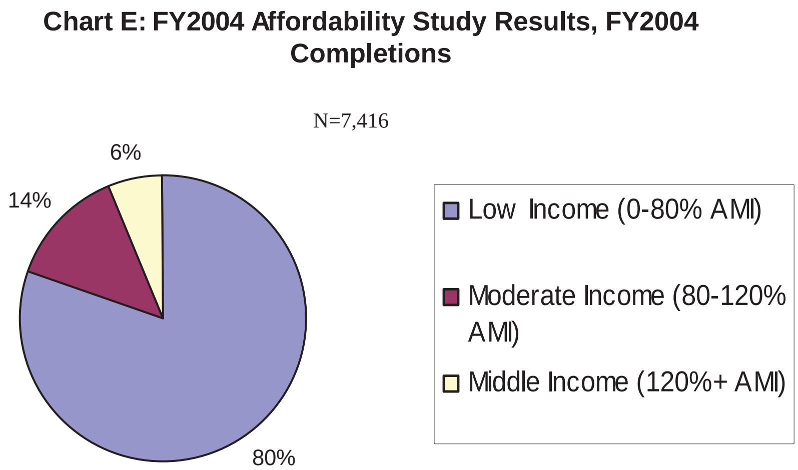


Next, we compare the results of the FY2006 and FY2004 affordability studies. Overall, the results are very similar with HPD and HDC serving a mix of incomes in both years. However, one critical difference is the overall increase in the number of completions (from 7,991 to 13,190) and mix of programs in FY2006 when compared to FY2004 (see Chart D below). We will explore the ramifications of this change later in this document.

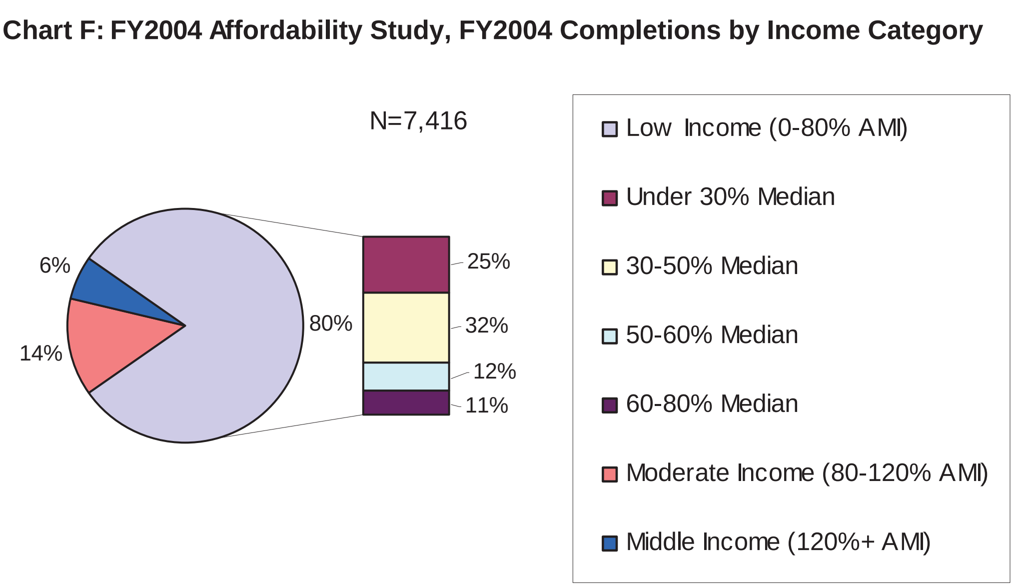
Chart D: 2004 and 2006 Completions Extrapolations, By Program Categories



Turning to changes in the overall mix of incomes served in FY2004 and FY2006, there is a slight decrease in low (5 percentage points) and moderate-income (2 percentage points) units and a corresponding increase in middle-income units (7 percentage points).[4]



At the same time, there was some change in the affordability distribution within the low-income category. For example, the percent of households with incomes below 30% of AMI increased by 10 percentage points between the FY2004 and FY2006 Affordability Studies, while the percent of households between 30 and 50% of AMI decreased by 10 percentage points.



4 The 2006 Affordability Study used the 2006 AMI for different family sizes:

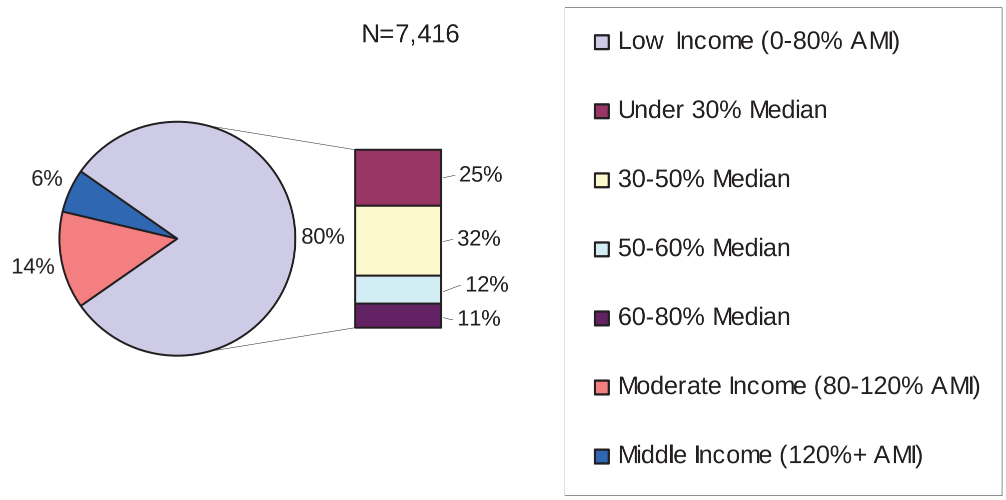
$49,600 for a family of one person;
$56,700 for a family of two people;
$63,800 for a family of three people;
$70,900 for a family of four people;
$76,600 for a family of five people;
$82,200 for a family of six people.

Please note that between the 2004 and 2006 Affordability Studies, the U.S. Department of Housing and Urban Development increased the Area Median Income in the New York Metropolitan Statistical Area from 62,800 for a family of four to $70,900 for a family of four.

Finding #2: The vast majority of households who moved into HPD and HDC rental units in FY2006 were low-income.

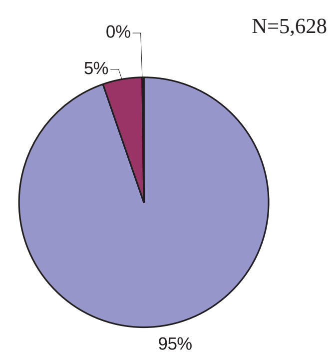
In the rental sector, in FY2006, 93% of newly-occupied units served households in the lower-income categories, while 4% served moderate income families and the remaining 3% served middle income families.

Chart F: FY2004 Affordability Study, FY2004 Completions by Income Category



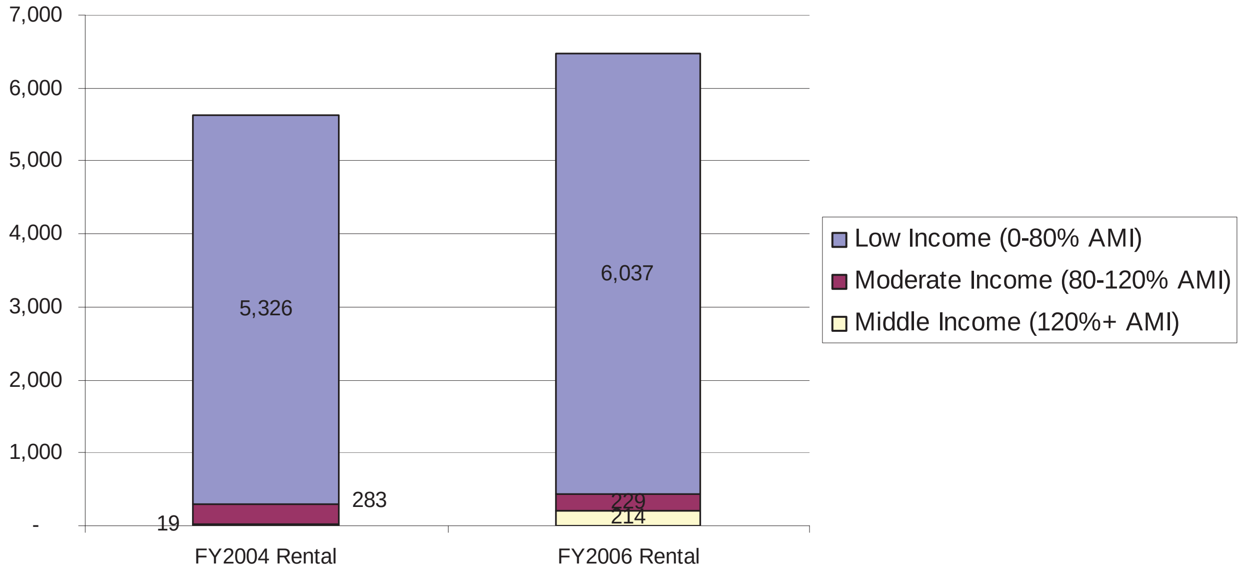
Since FY2004, a higher proportion of units are in the moderate-income and middle-income categories (5% in FY2004 and 7% in FY2006). Between the two studies, the percentage of rental units serving low-income households declined (2 percentage points), the percentage serving moderate-income households declined (1 percentage point), and the number of units serving middle-income households increased (3 percentage points).

Chart H: FY 2004 Rental Unit Completions, by Income Category



In terms of the total units completed, Chart I illustrates that the number of middle-income households served by rental units increased from 19 to 214 between the FY2004 and FY2006 Affordability Studies.   At the same time, the number of rental units completed for low-income households increased from 5,326 to 6,037.

Chart I: FY2004 and FY2006 Affordability Study Results, Rental Completions



Finding #3: The households moving into HPD and HDC homeownership units represent a mix of low, moderate, and middle incomes; at the same time, the number and percentage of homeownership units serving low-income families increased substantially from the FY2004 Affordability Study.

In the homeownership sector, in FY2006, 58% of units are in the lower-income categories, while 42% of units served moderate-income and middle-income households.

Chart J: FY 2006 Homeownership Unit Completions, by Income Category

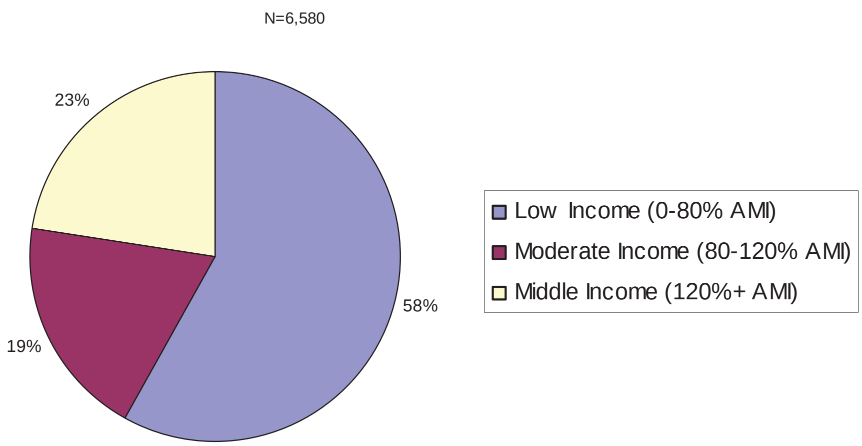
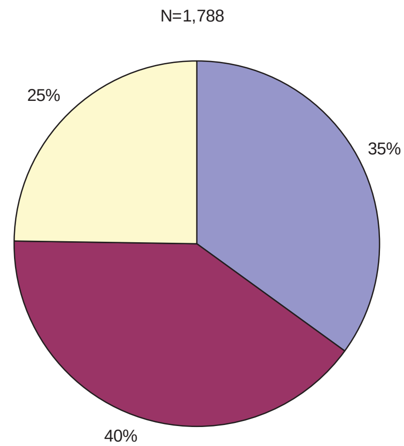


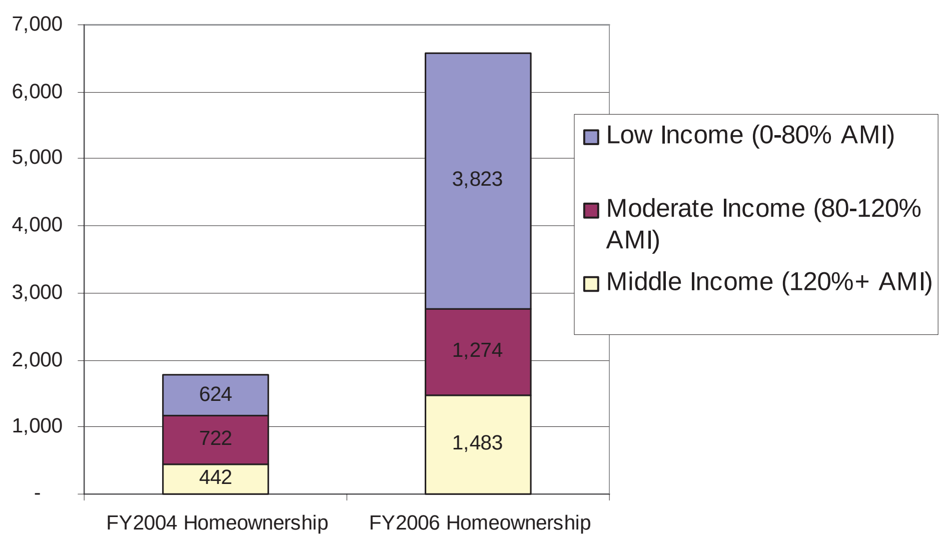
Chart K: FY 2004 Homeownership Unit Completions, by Income Category



Between the two studies, the percentage of homeownership units serving low-income households increased (23 percentage points), the percentage serving moderate-income households decreased (21 percentage points), and the number of units serving middle-income households decreased (2 percentage points). This is largely driven by the 4,444 Mitchell-Lama homeownership units refinanced in FY2006. This is a departure from the FY2004 Affordability Study where no Mitchell-Lama units were included in the study as the Mitchell-Lama Refinancing and Repair Loan programs only began in FY2004.

In terms of the total units completed, Chart L illustrates that the number of households in all three income categories served by homeownership units increased dramatically (from 1,788 to 6,580) between the FY2004 and FY2006 Affordability Studies.

Chart L: FY2004 and FY2006 Affordability Study Results, Homeownership Completions



Finding #4: The incomes of the households who moved into HPD and HDC units varied little within programs between FY2004 and FY2006, but where they did vary, programs served more low-income households in FY2006 than in FY2004.

Overall, at the individual program level, the income groups served by the program did not vary appreciably between the FY2004 and FY2006 Affordability Studies. In five of the six programs where the income distribution changed by more than 10 percentage points (HIP, MIRP, New Foundations, Cornerstone, and NHS) a greater proportion of low-income households were served in FY2006. In the sixth program (NewHOP), there was a decline (17 percentage points) in the number of low-income households that were served.

Table 2. Changes in Income Categories Served within HPD and HDC program, FY2004 and FY2006

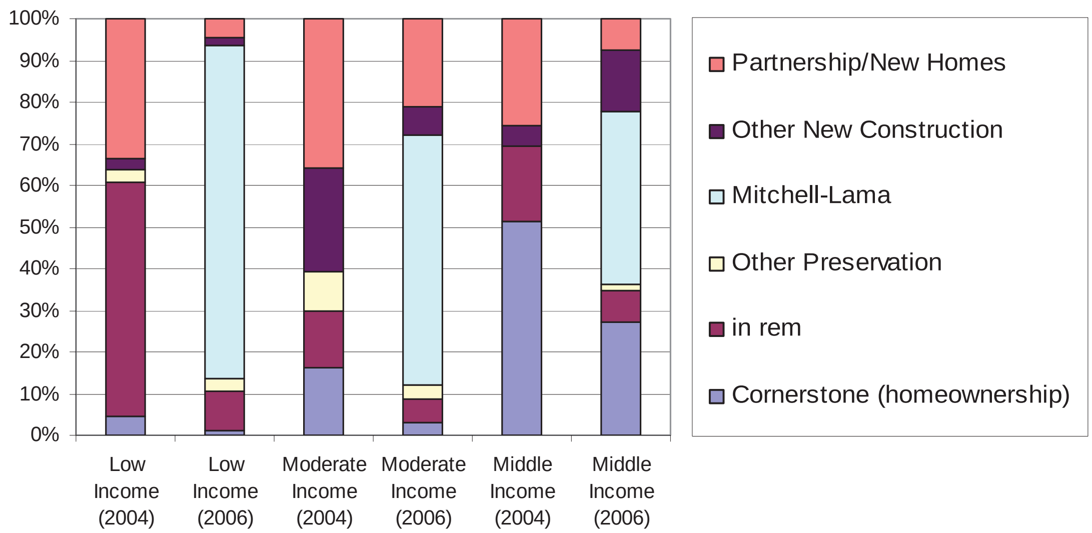
Program	FY04 Low Income	FY06 Low Income	*Change*	FY04 Moderate Income	FY06 Moderate Income	*Change*	FY04 Middle Income	FY06 Middle Income	*Change*
421a	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
7A	97%	100%	*3%*	3%	0%	*-3%*	1%	0%	*-1%*
8A	88%	95%	*6%*	12%	3%	*-8%*	0%	2%	*2%*
Arverne		0%			8%			92%	
Cornerstone Homeownership	7%	8%	*1%*	31%	8%	*-23%*	61%	84%	*23%*
Cornerstone rental	7%	20%	*12%*	31%	30%	*-1%*	61%	50%	*-11%*
HHAP	100%	99%	*-1%*	0%	0%	*0%*	0%	1%	*1%*
HIP	20%	56%	*36%*	80%	28%	*-52%*	0%	15%	*15%*
Homeworks	27%	21%	*-6%*	36%	30%	*-7%*	36%	49%	*13%*
HTF	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
Inclusionary	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
LAMP	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
MIRP	54%	100%	*46%*	35%	0%	*-35%*	12%	0%	*-12%*
Mitchell Lama		69%			17%			14%	
NEP	97%	96%	*-1%*	2%	4%	*3%*	2%	0%	*-2%*
New Foundations	17%	42%	*26%*	58%	36%	*-22%*	25%	21%	*-4%*
New HOP	33%	16%	*-17%*	42%	35%	*-7%*	25%	49%	*24%*
Neighborhood Homes	29%	35%	*6%*	42%	29%	*-13%*	29%	35%	*6%*
NHS	20%	50%	*30%*	80%	33%	*-47%*	0%	17%	*17%*
NRP	97%	98%	*1%*	2%	0%	*-2%*	2%	2%	*0%*
NYCHA/UNIMAC		100%			0%			0%	
Partnership/New Homes	36%	31%	*-5%*	45%	49%	*4%*	20%	21%	*1%*
PLP	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
SCHAP		94%			6%			0%	
Section 202	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
Small Buildings		89%			11%			0%	
Supportive Housing Loan Program	100%	100%	*0%*	0%	0%	*0%*	0%	0%	*0%*
TIL	97%	100%	*3%*	1%	0%	*-1%*	1%	0%	*-1%*
VB 2000		0%			36%			64%	
New Neighbors		0%			100%			0%	

Finding #5: While affordability levels are comparable between the FY2004 and FY2006 Affordability Studies, the programs which produced significant numbers of low, moderate, and middle-income units vary between the two studies.

The high percentage of low-income households in FY2006 is driven by three programs that had a large number of units in FY2006: 8A and PLP programs combined are over 50% of all completed low-income rental units, and Mitchell-Lama units are 80% of all homeownership units. As mentioned earlier, no Mitchell-Lama units were included in the study in FY2004 as the Mitchell-Lama Refinancing and Repair Loan programs only began in FY2004. The inclusion of the Mitchell-Lama units also contributed to the change in the distribution of moderate (60% of the total units) and middle-income (42% of the total units) homeownership units in the FY2006 Affordability Study. This suggests that the mix of programs completing units in each year has a significant impact on the affordability levels served by HPD and HDC programs.

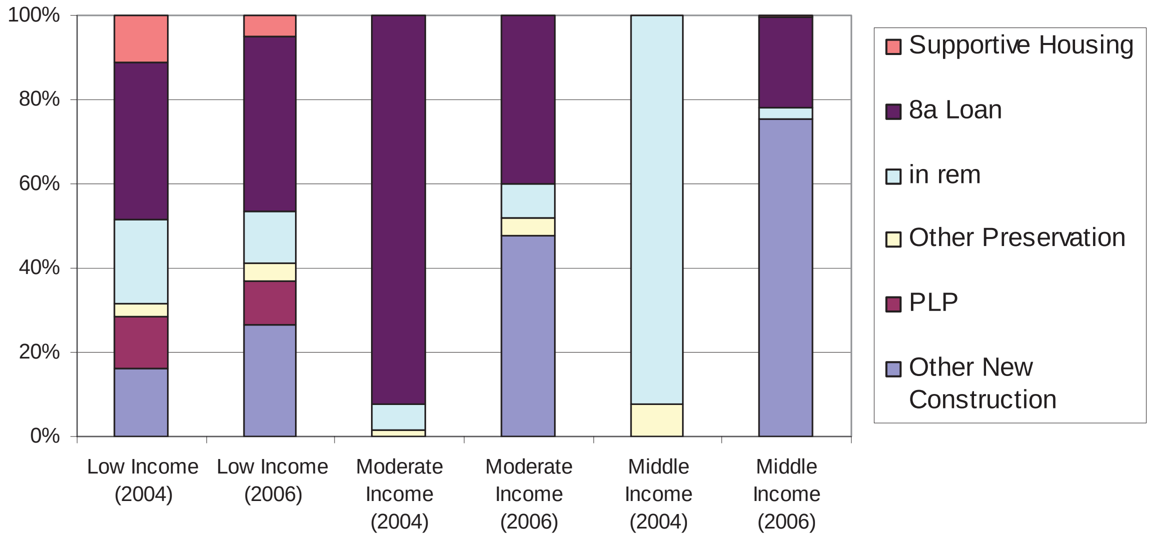
The program distributions are presented in Chart M for homeownership programs and then in Chart N for rental programs. Chart M demonstrate that Mitchell-Lama units had a major impact on the homeownership units created and preserved for low, moderate-, and middle-income families. Cornerstone[5] and Partnership also drove the number of units available to middle- and moderate- income families, respectively. On the rental side, Chart N clearly demonstrates the prominent role that 8A units (mentioned above), as well as PLP and Cornerstone units, play in fueling affordable rental opportunities for low-, moderate-, and middle-income households.

Chart M: 2004 and 2006 Extrapolations, Homeownership Program Distributions within Income Categories



5 HDC New HOP units may also be counted under the LAMP or Cornerstone programs. Also, some of the New HOP units are not counted towards the Mayor's Plan. Elimination of the segment of New HOP units not counted towards the Mayor's Plan is likely to reduce the proportion of renters in the middle and above-middle-income categories in FY2006.

Chart N: 2004 and 2006 Extrapolations, Rental Program Distributions within Income Categories



Examining the relative impact on the affordability of HPD and HDC units of changes in the mix of programs versus changes in the incomes reached by individual programs demonstrates that between FY2004 and FY2006, changes in the mix of programs had a greater impact. In Table 3 below, we first look at the difference in affordability levels when we apply the program-specific income distributions suggested by the FY2004 Study Results and then the FY2006 Study Results to the housing completions in FY2004. Explained another way, we are holding constant the mix of housing completions but allowing incomes distributions for programs to vary. By doing this, we can test the impact which changes in affordability within the individual program have on the overall income mix. The comparison shows that the change is small, with a +3 percentage point change in low-income, -5 percentage point change in moderate-income, and +2 percentage point change in middle-income.

In the second half of the table, we hold the income distributions for the various programs constant, but allow the number of units completed to change. This allows us to gauge the impact of changes in the mix of programs on the income ranges reached by HPD and HDC programs. Here, the change for low-income is -8 percentage points, for moderate +3 percentage points, and for middle +5 percentage points. In other words, HPD and HDC programs reached more low-income families on a program-by-program basis in FY2006 than in FY2004.

These trends need to be monitored further over subsequent studies. However, based on the limited changes between the FY2004 and FY2006 Affordability Studies, it does initially indicate that any change in the affordability levels served by HPD and HDC programs were driven by the mix of units completed in a particular year, not in changes in affordability levels within individual programs. Given the nature of housing development, this finding makes sense. A program will not produce the same number of units every year, but the income levels it targets will rarely change dramatically in a short period of time.

Table 3

Impact of shift in affordability levels within programs on incomes served (Change in sample applied)

	FY04 Sample Applied to FY04 Completions	FY06 Sample Applied to FY04 Completions	Change as a result of shift within programs
Low-income	80%	84%	3%
Moderate-income	14%	8%	-5%
Middle-income	6%	8%	2%

Impact of change in program mix/production on incomes served (Change in completions used)

	FY06 Sample Applied to FY04 Completions	FY06 Sample Applied to FY06 Completions	Change as a result of change in program mix/production
Low-income	84%	75%	-8%
Moderate-income	8%	12%	3%
Middle-income	8%	13%	5%

In Tables 4 and 5 (below), we repeat this analysis but look at homeownership and rental units separately. For rental units, similar to the analysis for all units, changes are small. The rental analysis suggests that the decline in low-income households served by HPD and HDC rental units between the two Affordability Studies is largely the result of changes in the mix of rental units produced, as opposed to changes in the income categories the rental programs target. On the homeownership side, unlike in the analysis of all units, it appears that both change in the income categories targeted by individual programs and a change in the mix of programs impacted overall affordability, with the latter having a larger impact. Further, these findings reflect many of the programmatic decisions HPD and HDC have made over the last several years. First, HDC created the Mitchell-Lama Repair and Refinancing Loan Programs. The large number of Mitchell-Lamas preserved through these programs had a sizeable impact on the change in program mix between the FY2004 and FY2006 studies. Second, with the decline in the number of city-owned buildings, which once provided a steady stream of affordable units for HPD to rehabilitate and preserve, HPD has looked to increase the number of new affordable units it constructs. In FY2004, 1,854 completed units relied on the in rem stock. By FY2006, this number had declined by over 500 units even though the total number of completions increased by over 5,000. Because of this shift away from the in rem stock and towards new construction and to homeownership, many of these units are affordable to moderate-income families. Hence the increase in the percent of units that moderate-income families moved into in FY2006. At the same time, HPD has made changes specifically to a number of new construction programs, such as New Foundations, to increase the number of newly constructed homeownership units available to low-income families.

Table 4

Impact of shift in affordability levels within rental programs on incomes served (Change in sample applied)

	FY04 Sample Applied to FY04 Completions	FY06 Sample Applied to FY04 Completions	Change as a result of shift within programs
Low-income	95%	97%	3%
Moderate-income	5%	2%	-3%
Middle-income	0%	1%	0%

Impact of change in rental program mix/production on incomes served (Change in completions used)

	FY06 Sample Applied to FY04 Completions	FY06 Sample Applied to FY06 Completions	Change as a result of change in program mix/production
Low-income	97%	93%	-4%
Moderate-income	2%	4%	2%
Middle-income	1%	3%	2%

Table 5

Impact of shift in affordability levels within homeownership programs on incomes served (Change in sample applied)

	FY04 Sample Applied to FY04 Completions	FY06 Sample Applied to FY04 Completions	Change as a result of shift within programs
Low-income	35%	39%	4%
Moderate-income	40%	27%	-14%
Middle-income	25%	35%	10%

Impact of change in homeownership program mix/production on incomes served (Change in completions used)

	FY06 Sample Applied to FY04 Completions	FY06 Sample Applied to FY06 Completions	Change as a result of change in program mix/production
Low-income	39%	58%	19%
Moderate-income	27%	19%	-7%
Middle-income	35%	23%	-12%

Conclusions

As was true in FY2004, households who moved into HPD and HDC units in FY2006 were overwhelmingly low-income. In fact, upon comparing the program guidelines with the results of the FY2006 Affordability Study, HPD and HDC are serving a far higher percentage (75%) of low-income households than was required by programs guidelines (47%). Further, the percentage of low-, moderate-, and middle-income households who moved into HPD and HDC units met the affordability goals of the New Housing Marketplace Plan.

Between the FY2004 and FY2006 Affordability Studies, there was some change in the incomes of households who moved into units, with the percentage of middle-income households increasing slightly. While there was some variation between the two studies, this was due not to changes in the affordability levels reached by the individuals programs (which actually indicates a focus on lower income units), but rather by the mix of programs with completions in the two years. Where changes in the affordability levels reached by individual programs did change, the programs actually reached more low-income households in FY2006. Many of the changes were a result of changes in HPD policy in its new construction programs to increase the number of units available for low-income households. For example, on the homeownership side, between the two studies, the percentage of homeownership units serving low-income households increased (23 percentage points).

We will continue to collect affordability data on a regular basis to track trends over time, and use this information to make policy decisions about the income targeting in our programs.

2006 AFFORDABILITY STUDY: APPENDIX
(August 2007)

Data Sources

Program	Number of Sample Records (FY2004)	Number of Sample Records (FY2006)	Survey Data	Administrative Data	Income Limits Data
421a	267	74		✓	
80/20/421a	71			✓	
7A	117	24	✓		
8A	60	58	✓		
Arverne		52		✓ (2006)	
Cornerstone Homeownership	108	321		✓	
Cornerstone rental		106		✓	
Edgemere	37		✓		
HDC Coop	513			✓	
HDC Mixed Income	147			✓	
HHAP	104	98		✓ (2006)	✓ (2004)
HIP	103	39		✓ (2006)	✓ (2004)
Homeworks	33	61	✓ (2004)	✓ (2006)	
HTF	26	42		✓	
Inclusionary	14	24	✓ (2004)	✓ (2006)	
LAMP	98	225		✓	
Melrose Commons	37		✓ (2004)		
MIRP		111		✓ (2006)	
Mitchell-Lama		1263		✓ (2006)	
Nehemiah	134				✓
NEP	123	97		✓	
New Foundations	24	66		✓	
New HOP	36	303		✓	
Neighborhood Homes	24	31	✓ (2004)	✓ (2006)	
NHS	Combined with HIP	46		✓ (2006)	✓ (2004)
NRP	Combined with NRP	56		✓	
NYCHA		111		✓ (2006)	
Partnership/New Homes	92	436	✓ (2004)	✓ (2006)	
PLP	166	10		✓	
SCHAP		35		✓ (2006)	
Section 202	189	74		✓ (2006)	✓ (2004)
Small Buildings		18		✓ (2006)	
Storeworks	63				✓ (2004)
Supportive Housing Loan Program	20	44		✓	
TIL	77	28	✓		
VB 2000		14		✓	
New Neighbors		4		✓	
Total Sample Units	2,683	3,871			

Extrapolations

The table below presents the extrapolations of the FY2006 Affordability Study Findings to the HPD and HDC FY2006 completions.

Income Levels of Families in Subsidized Housing: Extrapolation of 2006 Housing Completions Using 2006 Study

RENTAL PROGRAMS	N completed in FY'2006	Under 30% Median	30-50% Median	50-60% Median	60-80% Median	80-100% Median	100-120% Median	120-150% Median	150-200% Median	Over 200% Median
421A	409	35.1%	52.7%	12.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7A	167	75.0%	20.8%	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
8A	2,660	77.6%	6.9%	3.4%	6.9%	3.4%	0.0%	0.0%	1.7%	0.0%
Cornerstone rental	123	5.7%	13.2%	0.0%	0.9%	15.1%	15.1%	23.6%	25.5%	0.9%
HDC LAMP	466	45.8%	25.8%	28.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
HDC New HOP (Middle-income)	205	0.0%	0.7%	1.3%	14.2%	20.8%	14.2%	21.8%	22.4%	4.6%
HHAP	96	93.9%	4.1%	1.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%
HTF	283	2.4%	88.1%	9.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Inclusionary Housing	45	0.0%	45.8%	54.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mixed Income Rental	172	7.2%	92.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
NEP	455	9.3%	75.3%	7.2%	4.1%	3.1%	1.0%	0.0%	0.0%	0.0%
NRP	308	53.6%	19.6%	17.9%	7.1%	0.0%	0.0%	1.8%	0.0%	0.0%
NYCHA	180	2.7%	32.4%	64.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
PLP	620	30.0%	50.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Section 202	155	91.9%	8.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Small Buildings	88	16.7%	50.0%	11.1%	11.1%	11.1%	0.0%	0.0%	0.0%	0.0%
Supportive Housing Loan	48	84.1%	13.6%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TIL	311	67.9%	14.3%	3.6%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%
DAMP Special Projects	8	52.0%	35.0%	8.9%	0.8%	1.6%	0.0%	0.8%	0.8%	0.0%
HUD Multifamily	104	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TOTAL RENTAL	6,903	50.3%	28.8%	10.0%	4.5%	2.6%	0.8%	1.2%	1.8%	0.2%
OWNER PROGRAMS										
SCHAP	51	25.7%	31.4%	14.3%	22.9%	5.7%	0.0%	0.0%	0.0%	0.0%
HDC Mitchell-Lama	4,444	27.0%	18.4%	9.6%	13.9%	10.1%	7.1%	6.4%	5.5%	2.1%
Partnership	549	0.0%	1.1%	3.2%	26.1%	29.8%	19.0%	14.7%	2.3%	3.7%
HIP	37	5.1%	17.9%	10.3%	23.1%	12.8%	15.4%	15.4%	0.0%	0.0%
Cornerstone homeownership	482	0.0%	0.0%	8.0%	0.0%	0.0%	8.0%	28.0%	32.0%	24.0%
New Foundations	189	0.0%	6.1%	4.5%	31.8%	22.7%	13.6%	13.6%	7.6%	0.0%
Homeworks	101	0.0%	0.0%	1.6%	19.7%	21.3%	8.2%	14.8%	11.5%	23.0%
NHS	82	6.5%	26.1%	4.3%	13.0%	21.7%	10.9%	15.2%	2.2%	0.0%
Arverne	190	0.0%	0.0%	0.0%	0.0%	1.9%	5.8%	34.6%	26.9%	30.8%
New Neighbors	4					100.0%				
Neighborhood Homes	104	3.2%	3.2%	3.2%	25.8%	22.6%	6.5%	22.6%	12.9%	0.0%
VB 2000	36	0.0%	0.0%	0.0%	0.0%	7.1%	28.6%	21.4%	21.4%	21.4%
StoreWorks	18					50.0%	50.0%			
TOTAL OWNER	**6,287**	**19.5%**	**14.0%**	**8.1%**	**14.3%**	**11.9%**	**8.7%**	**10.4%**	**8.1%**	**5.0%**
GRAND TOTAL	**13,190**	**35.6%**	**21.8%**	**9.1%**	**9.1%**	**7.0%**	**4.5%**	**5.6%**	**4.8%**	**2.5%**

Study Findings

The Table below presents the study findings. The Table contains the distribution of family incomes across different income ranges relative to the Area Median Income. For each family size, the distribution across income categories is constructed based on the respective median. These distributions are then combined for each program, which produces the results displayed in the Table. The sample sizes are given in the column called “Number of records”.

Income Levels of Families in Subsidized Housing: FY2006 Study Findings [6]

Program	Number of Records	Under 30% Median	30-50% Median	50-60% Median	60-80% Median	80-100% Median	100-120% Median	120-150% Median	150-200% Median	Over 200% Median
421a	74	35.1%	52.7%	12.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7A[7]	24	75.0%	20.8%	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
8A[8]	58	77.6%	6.9%	3.4%	6.9%	3.4%	0.0%	0.0%	1.7%	0.0%
Arverne	52	0.0%	0.0%	0.0%	0.0%	1.9%	5.8%	34.6%	26.9%	30.8%
Cornerstone Homeownership	321	0.0%	0.0%	8.0%	0.0%	0.0%	8.0%	28.0%	32.0%	24.0%
Cornerstone rental	106	5.7%	13.2%	0.0%	0.9%	15.1%	15.1%	23.6%	25.5%	0.9%
HHAP	98	93.9%	4.1%	1.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%
HIP	39	5.1%	17.9%	10.3%	23.1%	12.8%	15.4%	15.4%	0.0%	0.0%
Homeworks	61	0.0%	0.0%	1.6%	19.7%	21.3%	8.2%	14.8%	11.5%	23.0%
HTF	42	2.4%	88.1%	9.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Inclusionary	24	0.0%	45.8%	54.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAMP	225	45.8%	25.8%	28.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
MIRP	111	7.2%	92.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mitchell-Lama	1263	27.0%	18.4%	9.6%	13.9%	10.1%	7.1%	6.4%	5.5%	2.1%
NEP	97	9.3%	75.3%	7.2%	4.1%	3.1%	1.0%	0.0%	0.0%	0.0%
New Foundations	66	0.0%	6.1%	4.5%	31.8%	22.7%	13.6%	13.6%	7.6%	0.0%
New HOP	303	0.0%	0.7%	1.3%	14.2%	20.8%	14.2%	21.8%	22.4%	4.6%
Neighborhood Homes	31	3.2%	3.2%	3.2%	25.8%	22.6%	6.5%	22.6%	12.9%	0.0%
NHS [9]	46	6.5%	26.1%	4.3%	13.0%	21.7%	10.9%	15.2%	2.2%	0.0%
NRP	56	53.6%	19.6%	17.9%	7.1%	0.0%	0.0%	1.8%	0.0%	0.0%
NYCHA/UNIMAC	111	2.7%	32.4%	64.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Partnership/New Homes	436	0.0%	1.1%	3.2%	26.1%	29.8%	19.0%	14.7%	2.3%	3.7%
PLP	10	30.0%	50.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
SCHAP [10]	35	25.7%	31.4%	14.3%	22.9%	5.7%	0.0%	0.0%	0.0%	0.0%
Section 202	74	91.9%	8.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Small Buildings	18	16.7%	50.0%	11.1%	11.1%	11.1%	0.0%	0.0%	0.0%	0.0%
Supportive Housing Loan Program	44	84.1%	13.6%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TIL [11]	28	67.9%	14.3%	3.6%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%
VB 2000	14	0.0%	0.0%	0.0%	0.0%	7.1%	28.6%	21.4%	21.4%	21.4%
New Neighbors	4					100.0%				
Total Sample Units	3,871	827	688	365	407	400	293	387	312	167
Percentage Breakdown		22%	18%	9%	11%	10%	8%	10%	8%	4%

6 The 2006 Affordability Study used the 2006 AMI for different family sizes:

$49,600 for a family of one person;
$56,700 for a family of two people;
$63,800 for a family of three people;
$70,900 for a family of four people;
$76,600 for a family of five people;
$82,200 for a family of six people.

Please note that between the 2004 and 2006 Affordability Studies, the U.S. Department of Housing and Urban Development increased the Area Median Income in the New York Metropolitan Statistical Area from 62,800 for a family of four to $70,900 for a family of four.

7 Income and household size data comes from surveys. The response rate for 7A was 27%.

8 Income and household size data comes from surveys. The response rate for 8A was 25%.

9 The typical dwelling type is two- or three-family dwellings. There is therefore a rental component to these units, for which income information could not be captured. NHS has 46 owners representing 84 units.

10 The typical dwelling type is two- or three-family dwellings. There is therefore a rental component to these units, for which income information could not be captured. SCHAP has 35 owners representing 63 units.

11 Income and household size data comes from surveys. The response rates for TIL was 26% for TIL.