

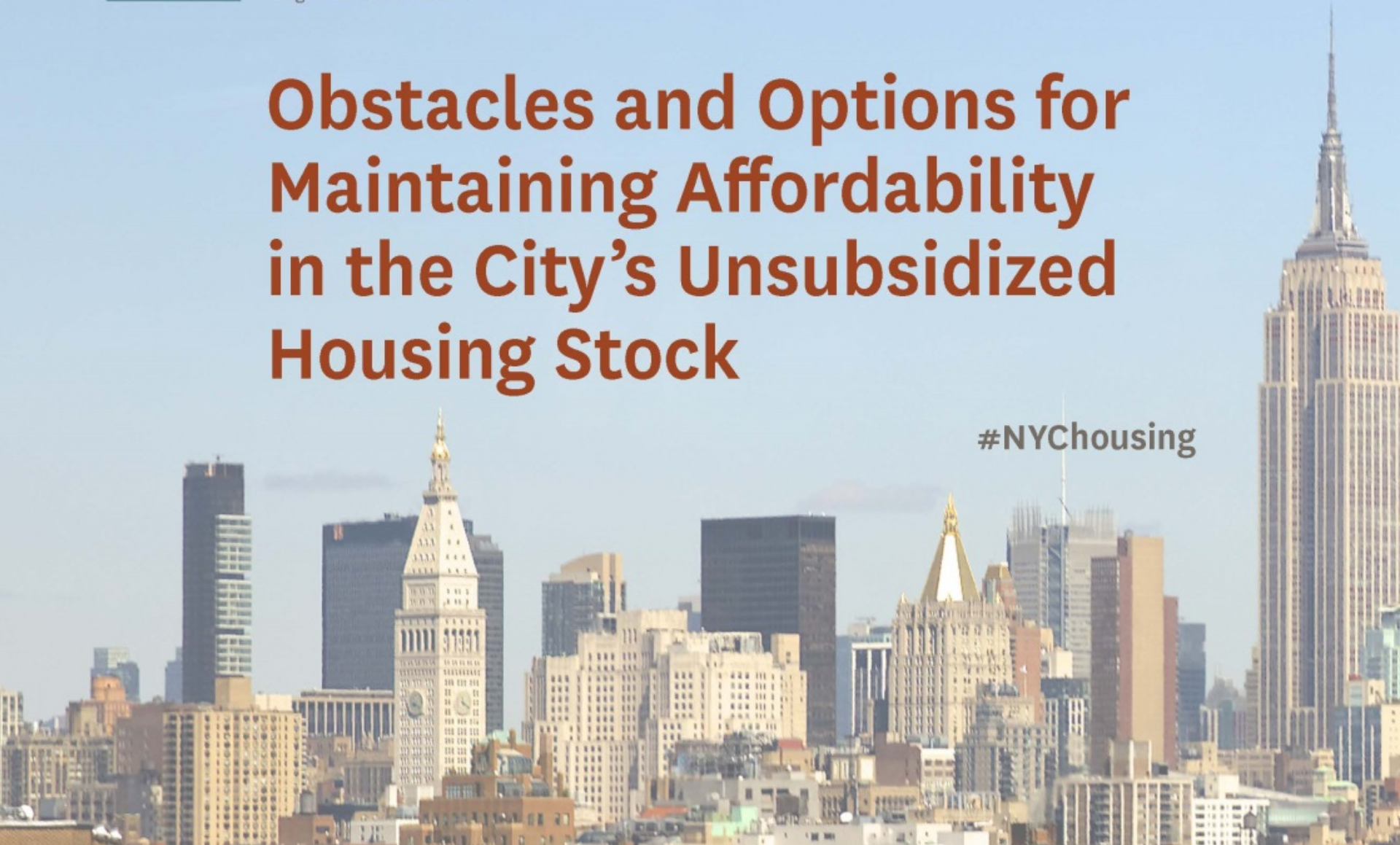
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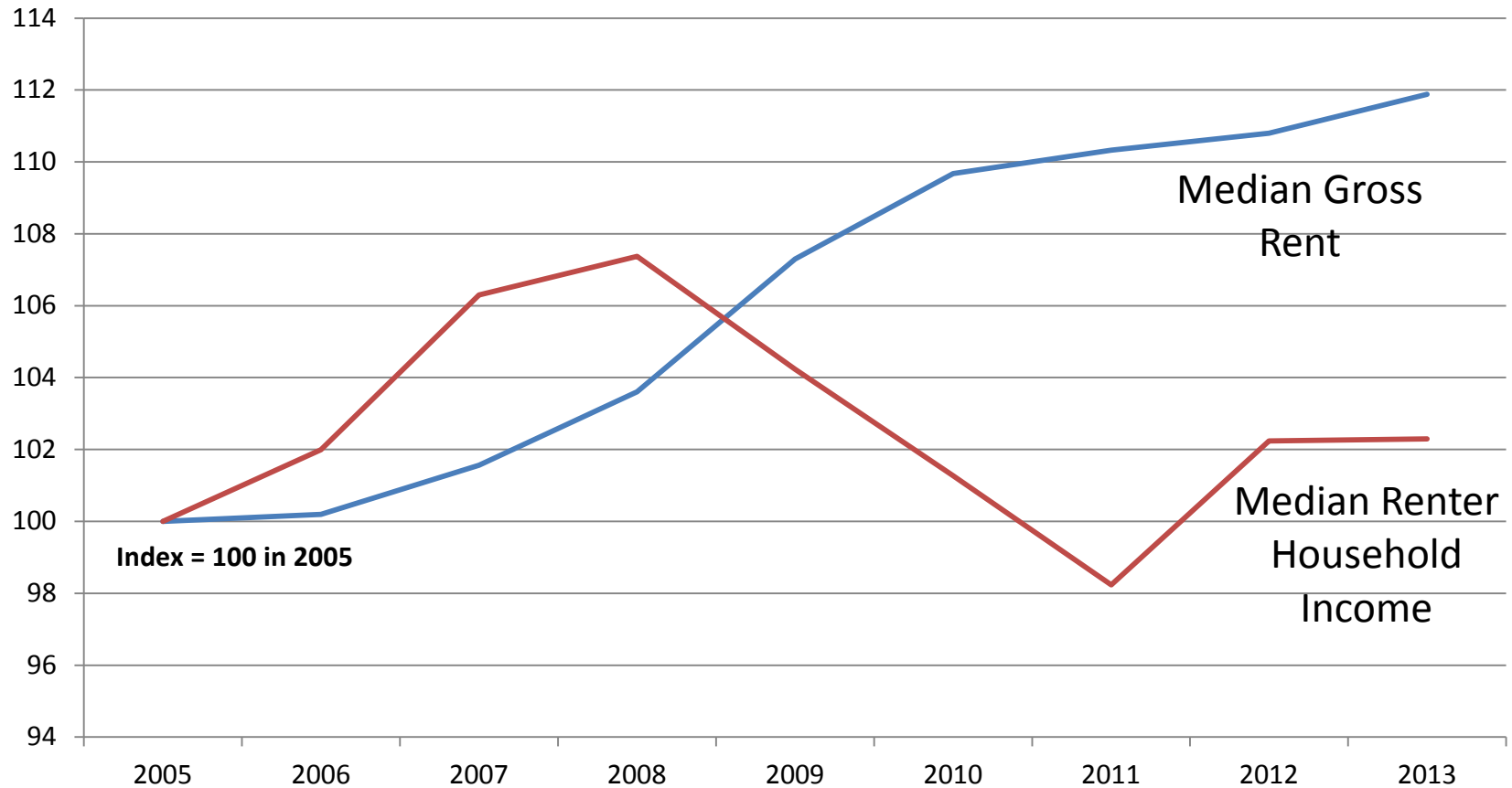
School of Law
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Obstacles and Options for Maintaining Affordability in the City's Unsubsidized Housing Stock

#NYChousing



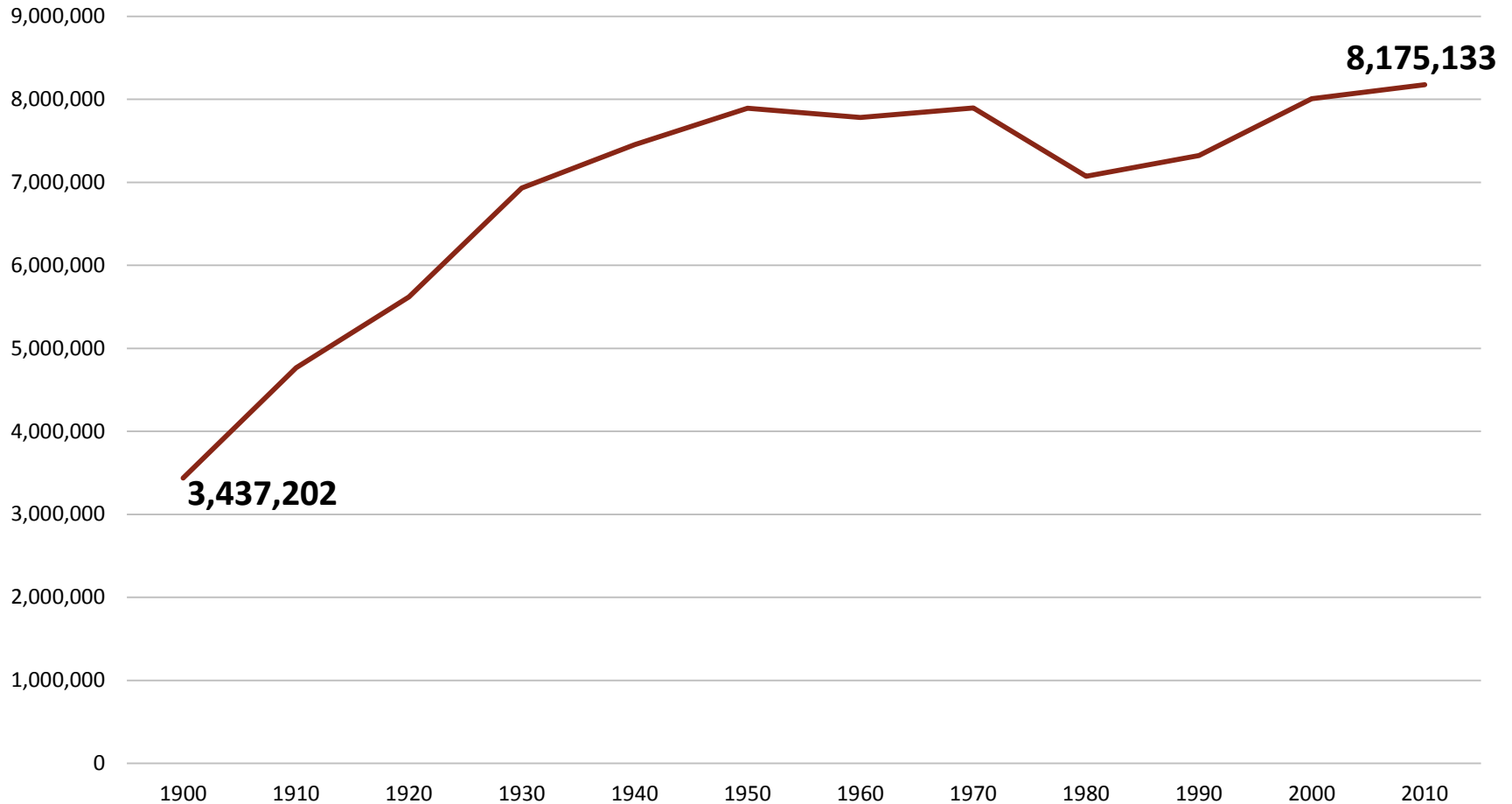
Rents have increased faster than incomes.



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NYC total population is at an all-time high.

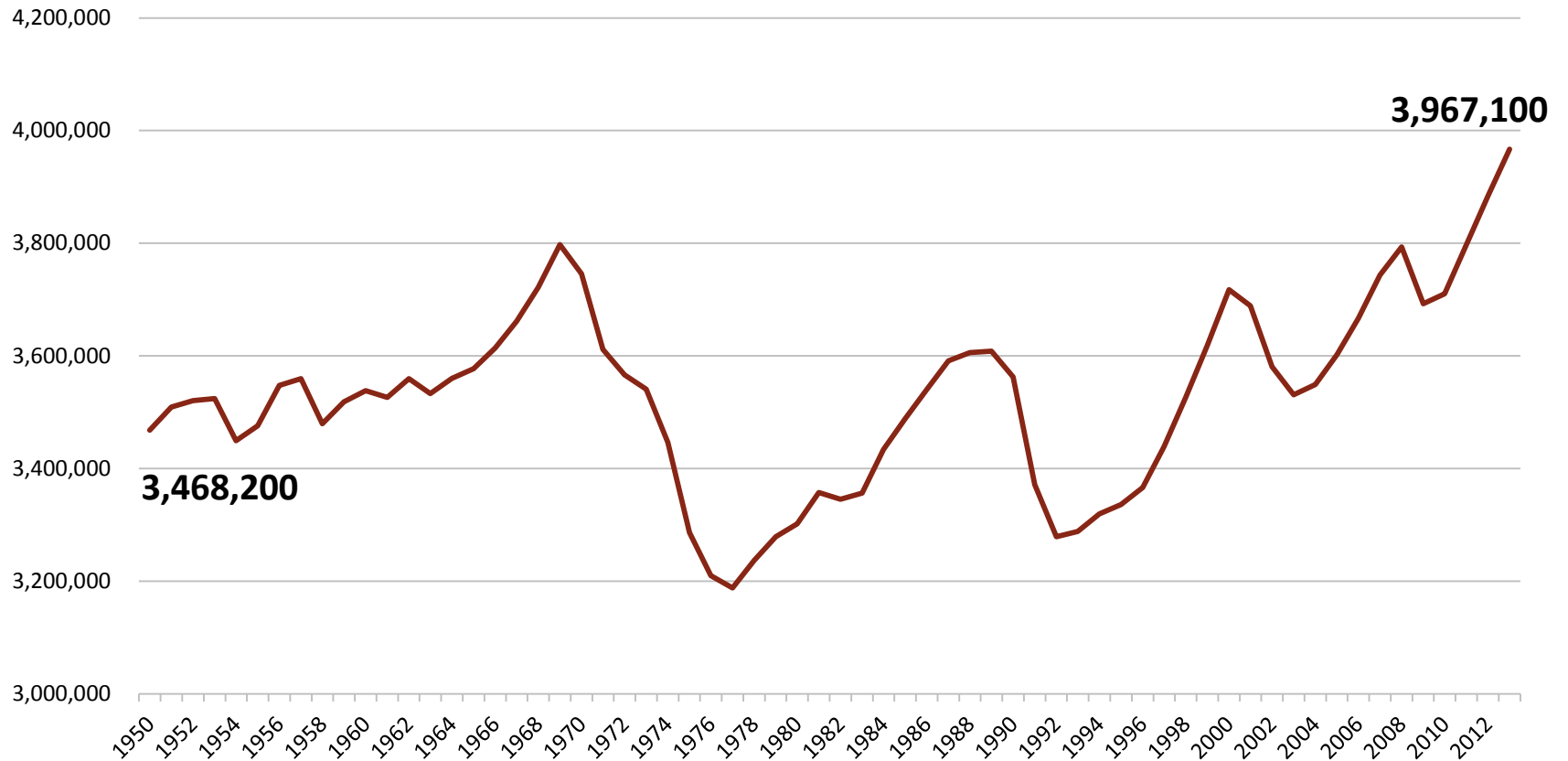


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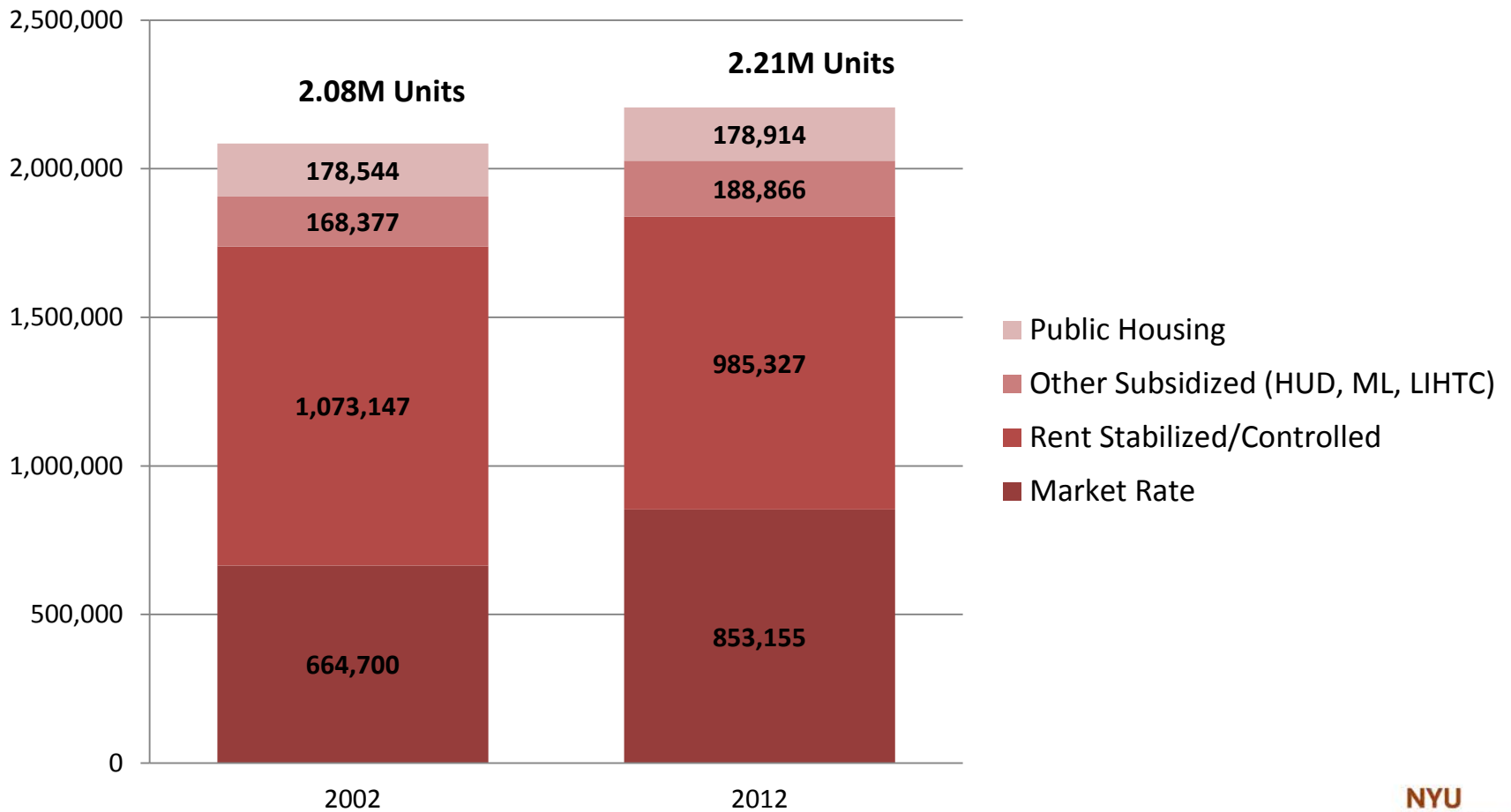
NYC employment is at an all-time high.



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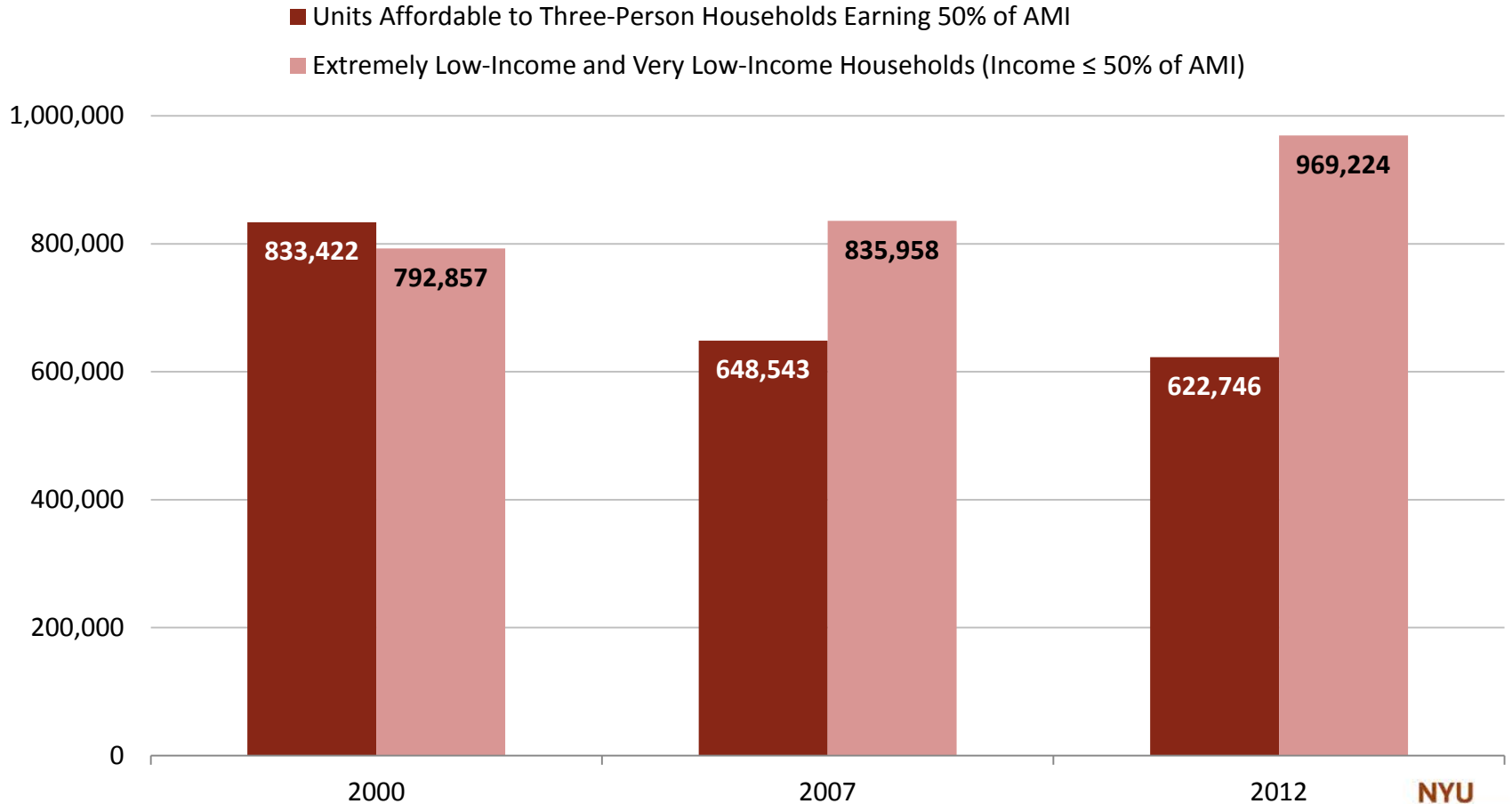


The subsidized rental stock has increased only slightly as the unsubsidized stock has grown.



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The number of rental units affordable to low-income households has shrunk.

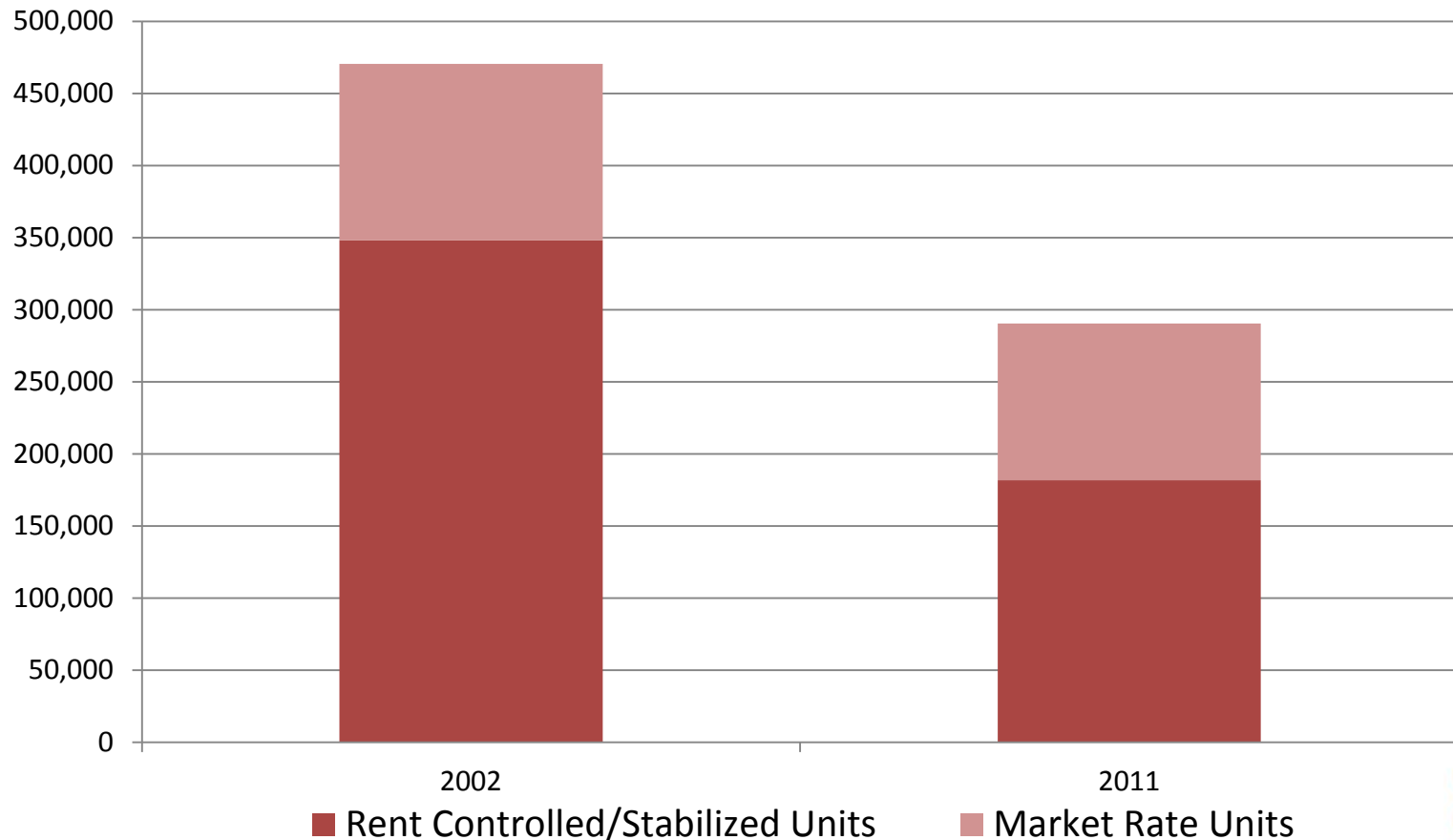


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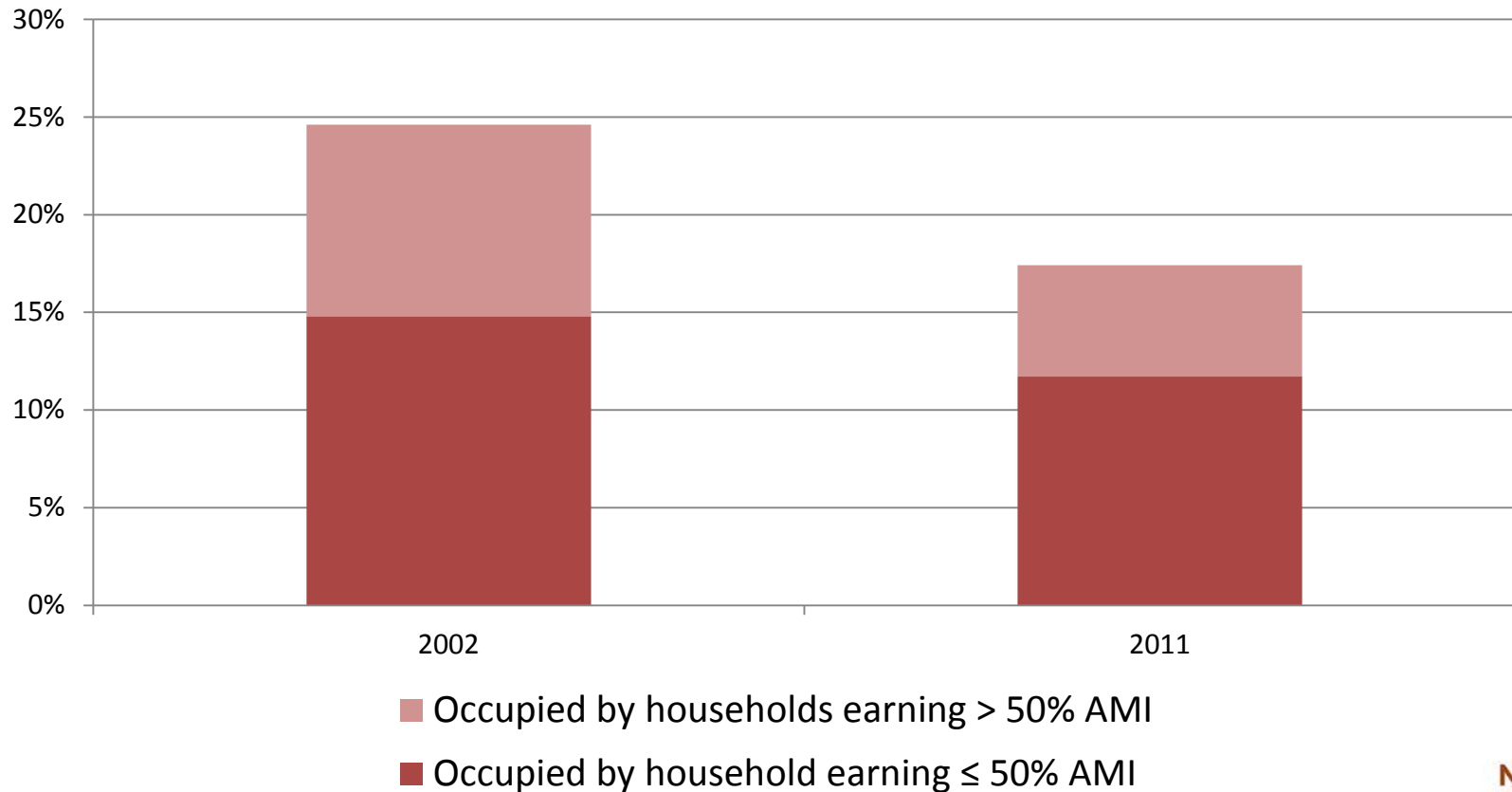
The number of unsubsidized rental units affordable to low-income households has shrunk.

Number of Unsubsidized Rental Units Affordable to Households Earning 50% of AMI



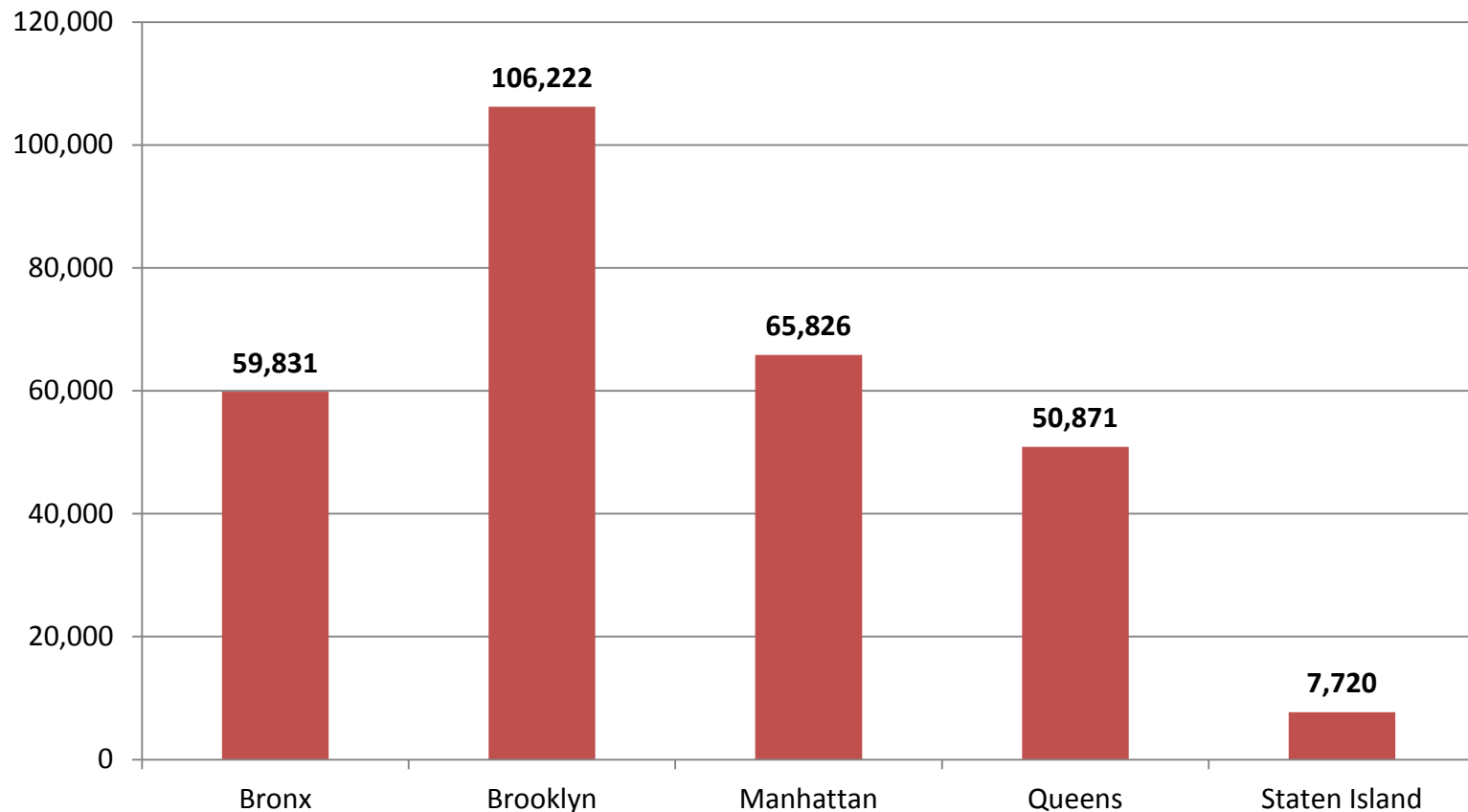
Some affordable units are rented by higher income households.

Share of Unsubsidized Units Affordable to Households Earning 50% AMI



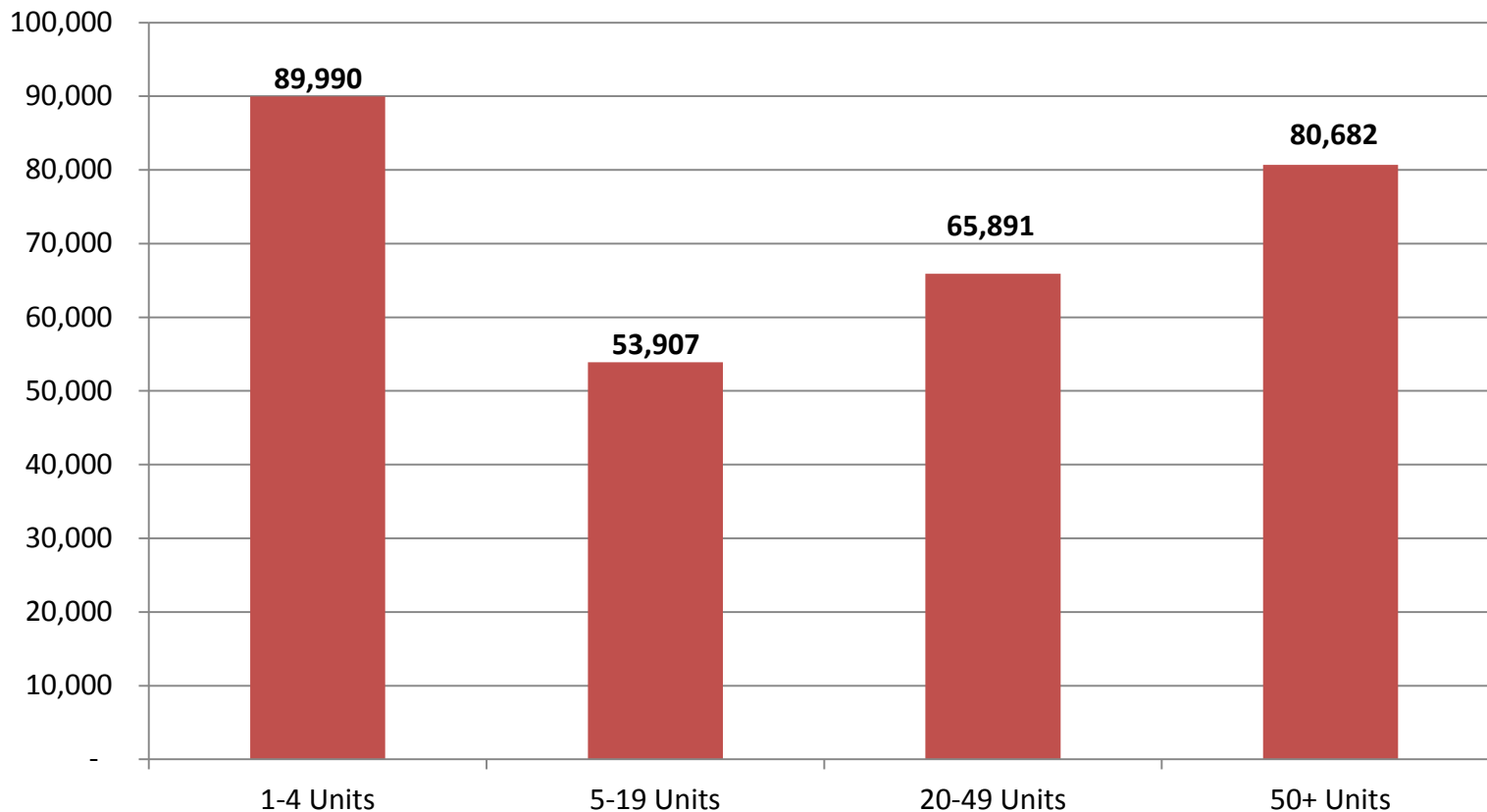
Unsubsidized units affordable to low-income households are found in every borough.

Number of Unsubsidized Rental Units Affordable to Households Earning 50% of AMI, by Borough, 2011



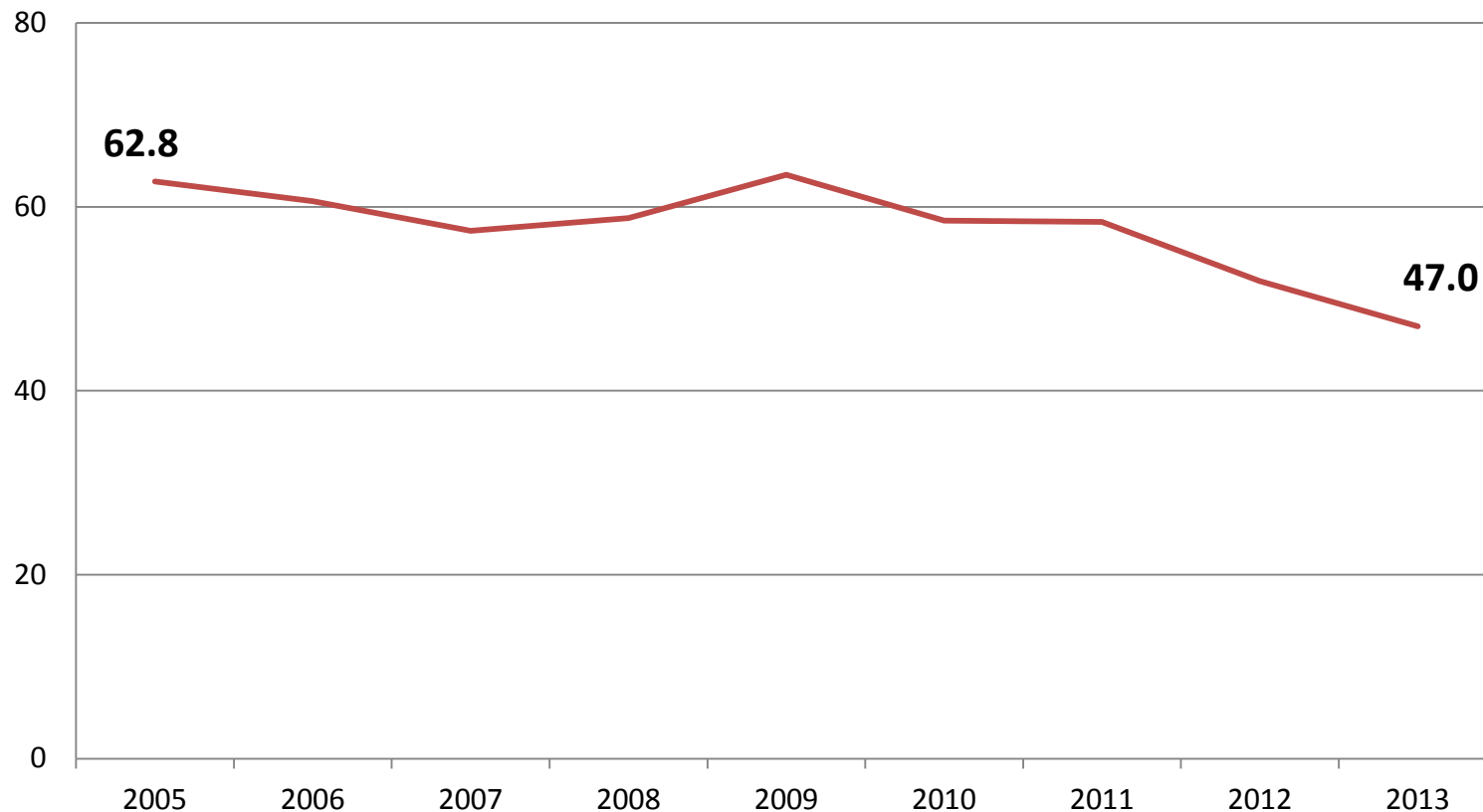
Unsubsidized units affordable to low-income households are found in buildings of all sizes.

Number of Unsubsidized Rental Units Affordable to Households Earning 50% of AMI, by Building Size, 2011



Since 2005, the citywide rate of serious housing code violations in rental units has fallen.

Serious Housing Code Violation Rate, per 1,000 Rental Units

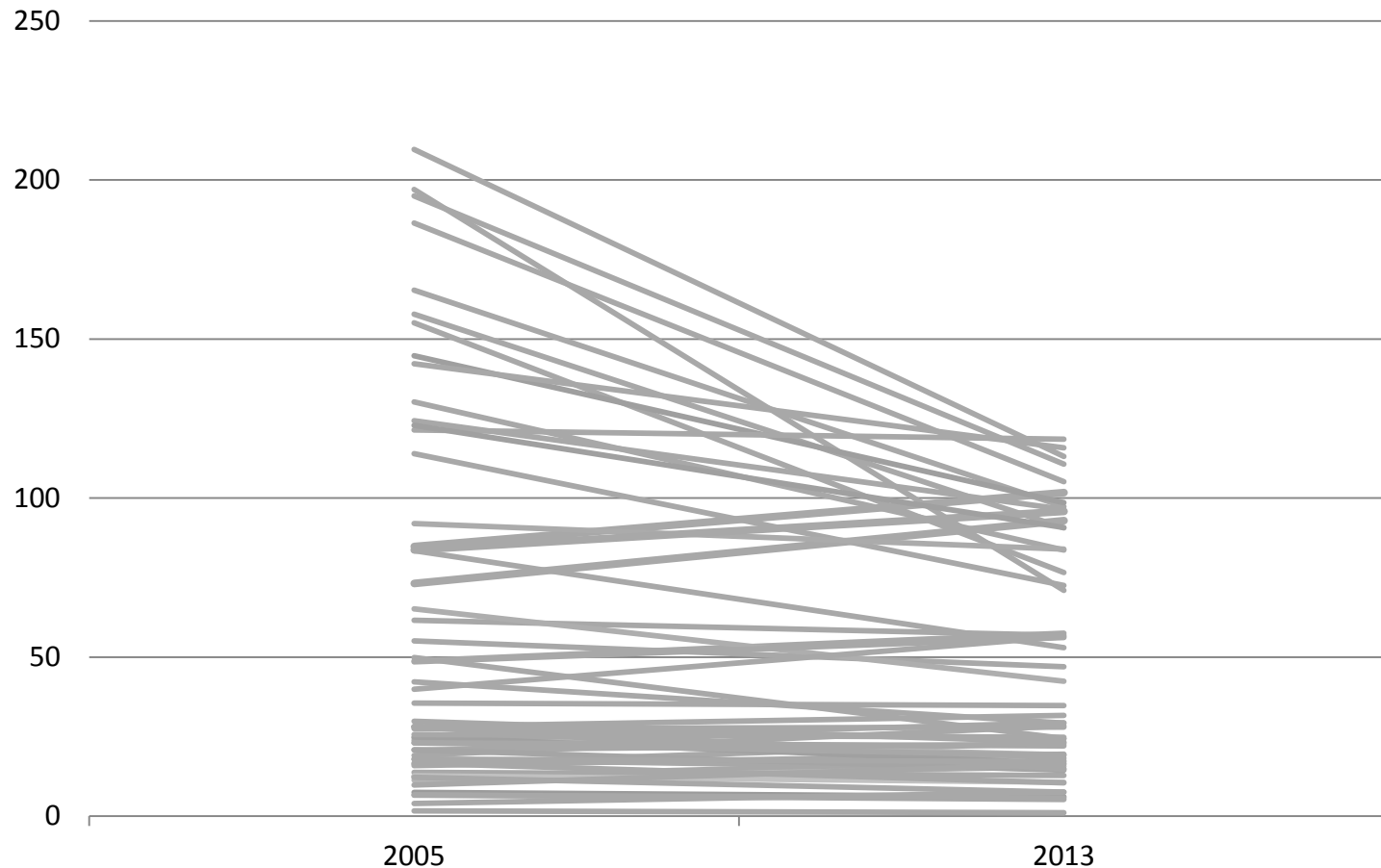


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Most neighborhoods have seen reductions in the rate of serious housing code violations.

Serious Housing Code Violations, Per 1,000 Rental Units,
By Community District



The city has programs aimed at assisting the unsubsidized housing stock.

- Low-Interest Loans (Article 8A Loan Program & Participation Loan Program [PLP])
 - Rent level requirement (maximum of 120% of AMI)
 - Income requirement (maximum of 120% of AMI)
 - Restriction on rent increases (modified rent stabilization)
- J-51 Tax Exemption/Abatement
 - No rent or income requirements
 - Restriction on rent increases (modified rent stabilization)



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