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State of New York City's Subsidized Housing in 2017

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Since 2011, the NYU Furman Center has tracked information on New York City's subsidized housing and made the information available to housing agencies, elected officials, affordable housing non-profits, and community groups. We recently updated our Subsidized Housing Database (SHD), which includes data on dozens of financing programs, as well as zoning and tax incentives, that help for-profit and non-profit developers and owners create and preserve affordable housing in New York City.

Our comprehensive report, *The State of New York City's Subsidized Housing: 2011*, explained the subsidized housing landscape in detail. In 2015, we examined the location and neighborhood conditions of subsidized housing in *Housing Neighborhoods and Opportunity: The Location of New York City's Affordable Housing*. This brief updates much of the data from those earlier reports and includes new information on housing built or preserved through city and state subsidy programs that we have added to the SHD. In Section 1 below, we summarize the major programs used to develop and preserve affordable housing in New York City and describe the number and location of subsidized properties in 2017. Section 2 discusses when the affordability restrictions on some of those properties will expire unless the owners and the housing agencies agree to renew those restrictions.

Unless otherwise noted, the data in this brief are from the SHD, available on CoreData.nyc. The SHD catalogs tax lots (which we refer to as properties) with five or more residential units in New York City that were subject in 2017 to a regulatory agreement or the affordability requirements of one of the subsidies we track.[1] The SHD links property-level housing subsidy information to New York City's MapPLUTO, a spatial dataset of New York City tax lots that includes the number of residential units in each property.[2] Additionally, because the SHD tracks subsidies at the property level, we are able to identify properties with more than one subsidy, and thereby avoid counting the same property multiple times when estimating the total number of subsidized units.[3] Many properties have multiple subsidies, including financing programs to cover construction or rehabilitation and property tax incentives to help cover operating expenses. This brief uses property-level data in the SHD to describe subsidized housing at the city and borough level. Community district data are available at **CoreData.nyc**.

1 The SHD does not include properties that previously had a housing subsidy and expired out of affordability restrictions. The SHD captures properties that had a regulatory agreement with active affordability restrictions as of 2017.

2 See the SHD's methodology here: http://furmancenter.org/coredata/userguide/methodology.

3 In some cases, we are not able to match the address provided in the subsidy data to the corresponding tax lots in MapPLUTO. In other cases, we are able to match to MapPLUTO, but the MapPLUTO record indicates no residential units. In both of these cases, we are not able to estimate the number of properties or the number of units for that particular subsidy record.

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1. Subsidized Housing by Program Category

We categorize subsidized housing financing programs and incentives into the following types: HUD Financing and Insurance; HUD Project-based Rental Assistance; the Low Income Housing Tax Credit; public housing; the Mitchell-Lama program; New York State property tax incentive programs; and New York City housing production programs and zoning incentives or requirements. Each is discussed below.

HUD Financing and Insurance

The U.S. Department of Housing and Urban Development (HUD) helps finance affordable housing by lending directly to developers and insuring private mortgages through the Federal Housing Administration (FHA). In exchange for that help, developers agree to keep the units affordable to tenants for a set amount of time (usually the length of the mortgage). Some of the HUD financing and insurance programs—Section 202 and Section 811—are specifically used to create affordable housing for low-income seniors and individuals with disabilities. More information on these programs can be found in the NYU Furman Center's New York City Housing Program Directory: http://furmancenter.org/coredata/directory.

Citywide in 2017, 263 properties consisting of 42,760 housing units were benefitting from a HUD finance or insurance program (see Table 1). The vast majority of these properties were built prior to 2000 and used at least one additional subsidy. According to HUD, 100 percent of the units in properties benefiting from a HUD finance or insurance program were subject to affordability restrictions due to HUD subsidies. Over half of the units in these properties were located in the Bronx, followed by Manhattan (31.8%), and Brooklyn (11.8%). There were six properties with HUD financing or insurance in Queens, and another six in Staten Island, in 2017.

Table 1: Properties Receiving a Benefit from a HUD Financing or Insurance Program in 2017

	Properties			Housing Units*	
	Total	*At Least One Additional Subsidy*	*Built Since 2000*	*Total (All Affordable)*	*Citywide Share*
New York City	**263**	**202**	**6**	**42,760**	**100.0%**
Bronx	94	81	1	23,078	54.0%
Brooklyn	65	48	3	5,028	11.8%
Manhattan	92	67	2	13,603	31.8%
Queens	6	3	0	502	1.2%
Staten Island	6	3	0	549	1.3%

Sources: NYU Furman Center's CoreData.nyc, U.S. Department of Housing and Urban Development, New York City, MapPLUTO

*The table reflects all properties and units associated with each development receiving HUD financing or insurance.

Note: HUD Financing or Insurance includes properties receiving Section 221(d)(3), Section 221(d)(4), Section 221(d)(3)BMIR, Section 236, or Section 202/811 financing as of the end of 2017. HUD reports data at the development level and developments may include more than one property. We are reporting the number of properties, not the number of developments.

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Table 2: Properties Receiving a Benefit from a HUD Project-based Rental Assistance Program in 2017

	Properties			Housing Units*	
	Total	*At Least One Additional Subsidy*	*Built Since 2000*	*Total (Affordable and Market-Rate)*	*Citywide Share*
New York City	**776**	**477**	**9**	**72,921**	**100.0%**
Bronx	248	181	3	16,726	22.9%
Brooklyn	273	146	4	20,221	27.7%
Manhattan	201	121	2	27,430	37.6%
Queens	42	20	0	5,941	8.1%
Staten Island	12	9	0	2,603	3.6%

Sources: NYU Furman Center's CoreData.nyc, U.S. Department of Housing and Urban Development, New York City, MapPLUTO

*HUD project-based rental assistance properties may include market-rate units. The table reflects all properties associated with HUD project-based rental assistance and the total number of units in those properties.

Note: HUD project-based rental assistance includes properties participating in the Rent Supplement Program (Rent Supp), the Section 236 Rental Assistance Payment program (RAP), project-based Section 8, or the Project Rental Assistance Contract Program (PRAC) as of 2017. HUD reports data at the development level, and developments may include more than one property. This table does not include project-based vouchers or tenant-based rental assistance, including Section 8 Housing Choice Vouchers.

HUD Project-based Rental Assistance

In addition to financing and insurance, HUD also directly subsidizes rents for tenants with low incomes. Project-based rental assistance is provided to owners of buildings housing low-income tenants to ensure that tenants do not pay more than 30 percent of their income on rent. Unlike voucher-based assistance such as HUD's tenant-based Housing Choice Vouchers or project-based vouchers—neither of which are included in this brief—the benefit here is tied to a unit. The rental assistance program does not entitle households in units receiving the rental assistance to take some form of rental subsidy with them if they move away from the development.

There were 776 properties (with nearly 73,000 units) citywide in 2017 with HUD project-based rental assistance (see Table 2). Some of the units in these properties are income-restricted but not receiving rental assistance, and some may be market-rate. We are unable to distinguish between market-rate and affordable units in these properties, though development-level data from HUD show that 86 percent of these units had affordability restrictions due to HUD subsidies. Of the 73,000 units, 37.6 percent were located in Manhattan, 27.7 percent were in Brooklyn, 22.9 percent were in the Bronx, 8.1 percent were in Queens, and 3.6 percent were in Staten Island.

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Table 3: Properties Receiving a Benefit from the Low Income Housing Tax Credit in 2017

	Properties			Housing Units*	
	Total	*At Least One Additional Subsidy*	*Built Since 2000*	*Total (Affordable and Market-Rate)*	*Citywide Share*
New York City	**1,902**	**1,688**	**416**	**115,817**	**100.0%**
Bronx	574	540	170	41,228	35.6%
Brooklyn	512	433	92	22,706	19.6%
Manhattan	758	663	129	43,687	37.7%
Queens	43	39	22	6,327	5.5%
Staten Island	15	13	3	1,869	1.6%

Sources: NYU Furman Center's CoreData.nyc, U.S. Department of Housing and Urban Development, New York City MapPLUTO

*Here we report the total number of units in each property. Not all units in properties using the LIHTC are under affordability restrictions.

Table 4: Public Housing in 2017

	Total Properties	*Total Developments*	*Total Housing Units (All Affordable)**	*Citywide Share of Housing Units*
New York City	**696**	**315**	**173,882**	**100.0%**
Bronx	187	88	42,183	24.3%
Brooklyn	254	98	58,327	33.5%
Manhattan	206	99	53,719	30.9%
Queens	36	21	15,299	8.8%
Staten Island	13	9	4,354	2.5%

Sources: NYU Furman Center's CoreData.nyc, New York City Housing Authority, New York City MapPLUTO

*For public housing, we report the development and housing unit count as reported by NYCHA. The properties column above refers to the number of tax lots in MapPLUTO we are able to match to developments.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit (LIHTC) offers developers tax credits to build and preserve affordable housing. These federal tax credits are allocated to state and local housing agencies that allocate credits to developers; developers can sell credits they receive to investors to raise funds to create affordable housing.

There were over 1,900 properties containing nearly 116,000 units in New York City in 2017 that were developed using LIHTC and continue to have affordability restrictions (see Table 3). As with project-based rental assistance, some of the units in LIHTC buildings may be market-rate, and we are not able to determine how many units are in each category. According to development-level data from HUD, in the properties in New York City using LIHTC that were still under affordability restrictions in 2017, 75 percent of units were subject to affordability restrictions. Most of the LIHTC units in the city were in Manhattan (37.7%) or the Bronx (35.6%), followed by Brooklyn (19.6%), Queens (5.5%), and Staten Island (1.6%). Nearly a quarter of LIHTC properties citywide were built since 2000 and most—89 percent—have at least one additional subsidy, often a 420-c property tax exemption (described below).

Public Housing

The development of public housing was financed entirely through public funds with no private capital. In New York City, public housing is managed by the New York City Housing Authority (NYCHA). Public housing in the SHD also includes housing owned and operated by NYCHA even if the properties were not originally public housing units.

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Table 5: Properties Receiving a Benefit from the Mitchell-Lama Program in 2017

	Properties			Housing Units*	
	Total	*At Least One Additional Subsidy*	*Built Since 2000*	*Total (All Affordable)*	*Citywide Share*
New York City	**228**	**136**	**0**	**104,732**	**100.0%**
Bronx	62	28	0	35,589	34.0%
Brooklyn	85	60	0	24,542	23.4%
Manhattan	65	39	0	32,296	30.86%
Queens	15	8	0	11,769	11.23%
Staten Island	1	1	0	536	0.5%

Sources: NYU Furman Center's CoreData.nyc, the New York City Department of Housing Preservation and Development, New York State Homes and Community Renewal, New York City MapPLUTO

Note: This table includes both rental and owner Mitchell-Lama units. Rental units make up 40 percent of all Mitchell-Lama units.

Citywide in 2017, there were 315 NYCHA developments, containing nearly 700 properties with about 174,000 housing units (see Table 4). Brooklyn accounted for a third of all public housing units, followed by Manhattan (30.9%), the Bronx (24.3%), Queens (8.8%), and Staten Island (2.5%).

Mitchell-Lama Program

New York State established the Mitchell-Lama program in 1955 and offered a combination of land, property-tax abatements, and subsidized mortgages to developers to build affordable housing. The program originally served moderate- and middle-income households. But, over time, many residents have become elderly and lower income, and new tenants are often lower income. To keep the developments affordable, however, many of the developments financed through the Mitchell-Lama program have received other forms of financing for renovations over the years.

There were 228 Mitchell-Lama properties in New York City in 2017. Of the over 104,000 units in these properties, just over a third were in the Bronx, 30.8 percent were in Manhattan, 23.4 percent were in Brooklyn, 11.2 percent were in Queens, and less than one percent (536 units) were in Staten Island.

New York State Property Tax Incentive Programs

New York State offers several programs that exempt participants from New York City property taxes for building or preserving affordable housing. The tables below report on the 421-a and 420-c property tax incentive programs.

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Table 6: Properties Using a 421-a Tax Exemption in 2017

	Properties*			Housing Units*	
	Total	*At Least One Additional Subsidy*	*Built Since 2000*	*Total (Affordable and Market-Rate)*	*Citywide Share*
New York City	**4,635**	**317**	**4,136**	**159,583**	**100.0%**
Bronx	491	106	453	16,699	10.5%
Brooklyn	2,343	60	2,118	51,077	32.0%
Manhattan	625	127	541	63,275	39.7%
Queens	1,138	19	996	27,068	17.0%
Staten Island	38	5	28	1,464	0.9%

Sources: NYU Furman Center's CoreData.nyc, New York City Department of Finance, New York City MapPLUTO

*Includes all properties and all units in properties using a 421-a property tax exemption in 2017, including those that are market-rate.

Note: 421-a developments with 100 percent affordable units are also included in the New York City Capital Funds and Zoning Programs listed in Table 9 below (as "421-a Affordable").

421-a/Affordable New York Housing Program

To encourage new multifamily housing construction, New York State provides the 421-a property tax incentive (which was renamed "Affordable New York Housing Program" in 2017). For new developments entering the program as it was revised in 2017, the program provides a partial property tax exemption in exchange for setting the rents at affordable levels (and restricting occupants to households earning specific incomes) in either 25 or 30 percent of units constructed (depending upon the household incomes targeted for those units). The 421-a tax exemption's affordability requirements have changed over the years, so the properties listed as receiving a 421-a exemption in the SHD may be subject to different regulatory requirements. Prior to the 2017 amendments to the program, in some parts of the city the benefit was available to buildings in which all the units were market-rate (in other words, the program did not require any affordability in exchange for the subsidy). In addition, under the versions of the program in effect through December 2015, when affordable units were required, the affordability requirements extended beyond the length of the property tax benefit.[4] Table 6 reports the number of properties receiving a 421-a tax exemption in 2017, and the number of units (both market-rate and affordable) in those properties.[5]

In 2017, there were over 4,635 properties, with nearly 160,000 units, using a 421-a property tax exemption (see Table 6). As noted above, only a portion of these units are subject to affordability requirements, but the data do not allow us to specify exactly how many are affordable. The data also do not capture units still subject to affordability requirements under the 421-a program but no longer receiving a tax exemption. Nearly 40 percent of all units in a property using a 421-a exemption were in Manhattan; the next largest share of units was in Brooklyn (32.0%), followed by Queens (17.0%), the Bronx (10.5%), and Staten Island (0.9%).

4 *See* Eric Stern, Mark Willis, and Josiah Madar, *The Latest Legislative Reform of the 421-a Tax Exemption: A Look at Possible Outcomes* (November 2015), http://furmancenter.org/files/NYUFurmanCenter_421aOutcomesReport_9Nov2015.pdf

5 Our analysis of properties receiving a 421-a exemption in 2016 found that properties containing 50.9 percent of the units supported at least some on-site or off-site affordable units, while properties containing 46.8 percent of units supported no affordable units. NYU Furman Center, *Mapping Affordable Housing Supported by the 421-a Tax Exemption Program* (2016), http://furmancenter.org/thestoop/entry/mapping-affordable-housing-supported-by-the-421-a-tax-exemption-program.

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Table 7: Properties Using a 420-C Tax Exemption in 2017

	Properties			Housing Units*	
	Total	*At Least One Additional Subsidy*	*Built Since 2000*	*Housing Units (All Affordable)*	*Citywide Share*
New York City	**1,545**	**1,245**	**349**	**59,648**	**100.0%**
Bronx	443	380	158	21,898	36.7%
Brooklyn	572	435	99	15,870	26.6%
Manhattan	489	396	74	17,187	28.8%
Queens	32	26	15	3,698	6.2%
Staten Island	9	8	3	995	1.7%

Sources: NYU Furman Center's CoreData.nyc, New York City Department of Finance, New York City MapPLUTO Homes and Community

Table 8: Properties That Entered a New York City Housing Production Program or Zoning Incentive or Requirement Between 2003 and 2017

	Total Number of Properties	*Total Number of Properties with At Least One Additional Subsidy*
New York City	**3,335**	**1,947**
Bronx	1,115	636
Brooklyn	1,129	668
Manhattan	992	579
Queens	79	52
Staten Island	20	12

Sources: NYU Furman Center's CoreData.nyc, New York City Department Housing Preservation and Development, New York City MapPLUTO

Note: This table show properties that entered a city housing production program or zoning incentive or requirement program between July 2003 and December 31, 2017 in the SHD. The SHD only includes properties with five or more units.

420-c

The 420-c property tax incentive is a complete or partial property tax exemption for a term of up to 60 years for low-income housing owned by Housing Development Fund Corporations (HDFCs). The program can only be used in properties currently or formerly financed with federal Low Income Housing Tax Credits.[6]

Citywide in 2017, there were 1,545 properties with nearly 60,000 housing units that used the 420-c tax exemption. Nearly a quarter of these properties were built after 2000, and 81 percent had at least one additional active subsidy. The highest share of these units were in the Bronx (36.7%), followed by Manhattan (28.8%), Brooklyn (26.6%), Queens (6.2%), and Staten Island (1.7%).

New York City Housing Production Programs and Zoning Incentives or Requirements

Another major source of subsidy for affordable housing in New York City comes from programs that the city itself has developed. Some of those programs provide city capital dollars to support the construction and rehabilitation of affordable housing. The city's inclusionary housing programs use increased zoning capacity to incentivize or mandate that a portion of units in a building be made permanently affordable. In those programs, the value from the added zoning capacity provides a cross-subsidy that supports the affordable rents in the regulated units.

6 NYU Furman Center, Directory of NYC Housing Programs: 420-c Tax Inventive, http://furmancenter.org/coredata/directory/entry/420-c-tax-incentive-.

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Table 9: Properties That Entered a New York City Housing Production Program or Zoning Incentive or Requirement Between 2003 and 2017 by Program Type, New York City

	Total Number of Properties	*Total Number of Properties with At Least One Additional Subsidy*
421-a Affordable	30	29
Article 8A/HARP	374	94
Inclusionary Housing	106	76
LAMP Preservation Program	110	107
LIHTC Year 15	802	610
Multi-Family Programs	1,142	784
Neighborhood Entrepreneur Program	167	101
Neighborhood Redevelopment Program	113	85
Participation Loan Program	270	111
Third Party Transfer Program	156	10
Other HPD Programs	183	58

Sources: NYU Furman Center's CoreData.nyc, New York City Department Housing Preservation and Development, New York City MapPLUTO

Note: This table show properties that entered a city housing production program or zoning incentive or requirement program between July 2003 and December 31, 2017 catalogued in the SHD. The SHD only includes properties with five or more units. See the NYU Furman Center's Directory of NYC Housing Programs, (http://furmancenter.org/coredata/directory) for more information including a list of programs covered by the "Multi-Family Programs" and "Other HPD Programs" categories. In cases where a property entered more than one New York City Housing production program or zoning incentives or requirement, the property is counted towards each of its program types in Table 9; Table 8 sums unique properties with at least one New York City housing production program or zoning incentive or requirement.

Over 3,300 properties entered some type of New York City housing production program or zoning incentive or requirement between 2003 and 2017 (see Table 8).[7] The data do not allow us to determine exactly how many units are subject to affordability requirements prior to 2014 and therefore we do not report the number of units in Table 8. Futhermore, in the housing production programs, the percentage of units required to be affordable varies by program and will include properties that are 100 percent affordable, as well as those that allow a mix of affordable and market-rate units. In the inclusionary housing programs, for example, the number of the units that will be affordable will depend upon where the buildings are located, the incomes targeted in the affordable units and whether the affordable units are in the same building as the market-rate units or located off-site.

Over two-thirds of these properties had at least one other additional subsidy in 2017. About 34 percent of properties benefiting from a New York City capital program or zoning incentive requirement were located in Brooklyn, followed by 33.4 percent in the Bronx , 29.7 percent in Manhattan, 2.4 percent in Queens, and less than one percent in Staten Island.

Table 9 shows the total number of properties reported in Table 8 by their specific New York City classified housing production programs or zoning requirement or incentive. For more information on each program, see the NYU Furman Center's Directory of New York City Housing Programs (http://furmancenter.org/coredata/directory).

7 Due to data limitations, properties that entered a city housing production program or zoning incentive or requirement before 2003 are not included.

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Location of Subsidized Housing

All five boroughs of New York City have subsidized housing, as do 58 of 59 community districts. Table 10 shows the total number of properties with at least one housing subsidy and Figure 1 (see page 11) maps the location of those properties. Each property shown in Table 10 and Figure 1 has benefited from at least one of the following subsidy types: HUD Financing and Insurance; HUD Project-based Rental Assistance; the Low Income Housing Tax Credit; public housing; the Mitchell-Lama program; New York State 420-c property tax incentive; or New York City housing production programs and zoning incentives or requirements. We exclude properties with only a 421-a benefit because we cannot distinguish which properties have units with affordablilty restrictions from the many that have no such units. If a property has multiple subsidies, it is only counted once. Table 10 and Figure 1 do not show the number of units in the properties; as noted in the descriptions of the programs above, some properties will contain more affordable units than others.

Table 10: Total Number of Subsidized Properties, 2017

New York City	**3,579**
Bronx	1,055
Brooklyn	1,128
Manhattan	1,227
Queens	127
Staten Island	42

Note: Includes all properties with five or more units that benefit from at least one of the following: HUD Financing and Insurance; HUD Project-based Rental Assistance; the Low Income Housing Tax Credit; public housing; the Mitchell-Lama program; New York State 420-c property tax incentive; and New York City housing production programs and zoning incentives or requirements. If a property has more than one subsidy, it is displayed on the map as a single point. Properties may include both affordable and market-rate units.

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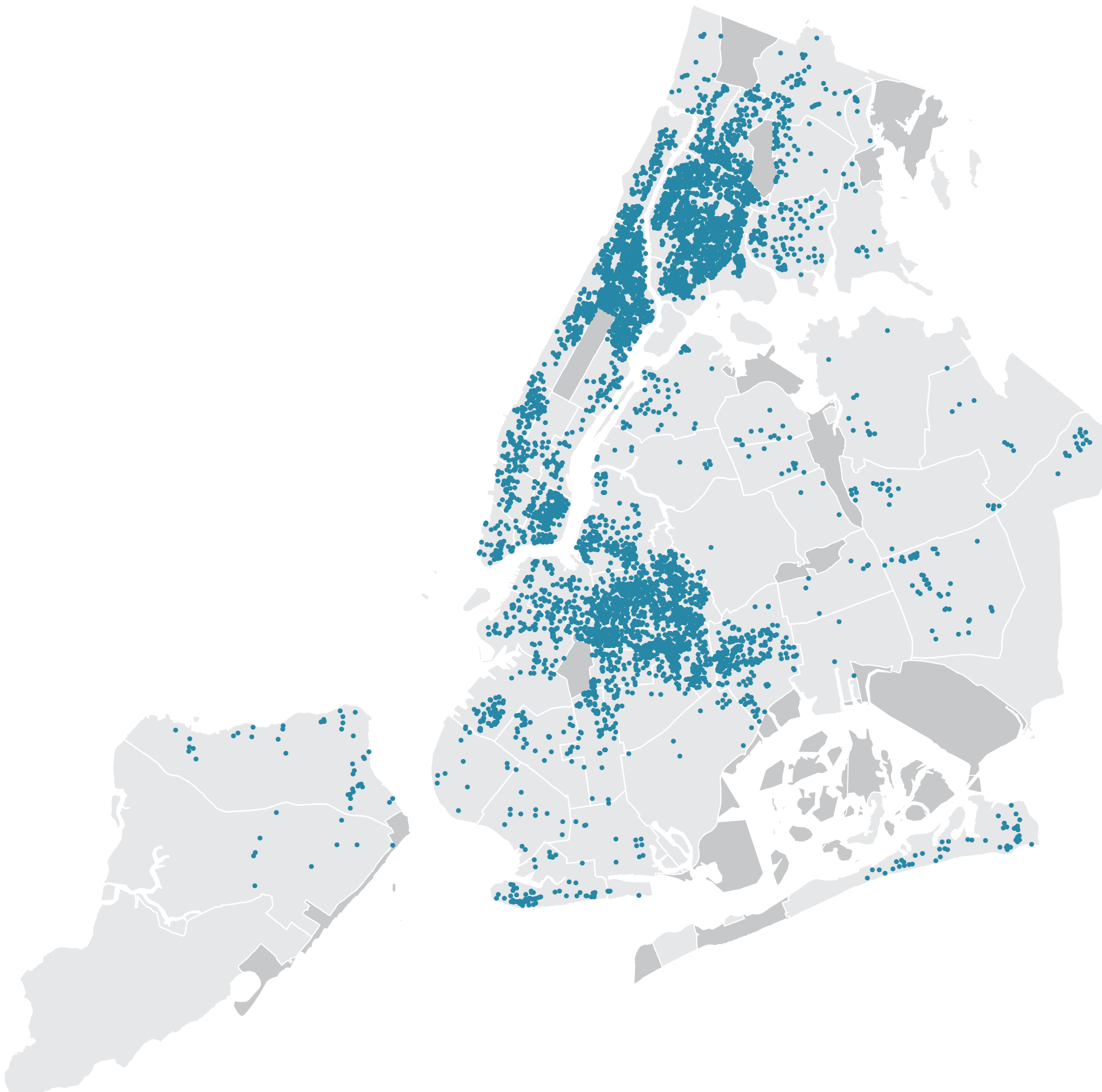
Figure 1: Location of Subsidized Properties in New York City, 2017



Sources: NYU Furman Center's CoreData.nyc, New York City MapPLUTO

Note: Includes all properties with five or more units that benefit from at least one of the following: HUD Financing and Insurance; HUD Project-based Rental Assistance; the Low Income Housing Tax Credit; public housing; the Mitchell-Lama program; New York State 420-c property tax incentive; or New York City housing production programs and zoning incentives or requirements. If a property has more than one subsidy, it is displayed on the map as a single point. Properties may include both affordable and market-rate units.

2. Properties with Expiring Regulatory Agreements

Section 1 above reports the number of properties in the city in 2017 receiving a subsidy or incentive that might require some units to have affordability restrictions. In this section, we examine some of the city's subsidized properties by expiration date. It is important to note that owners of properties with expiring affordability restrictions often choose to renew the subsidy (in the cases of renewable subsidy programs such as many of the HUD finance and insurance programs or HUD project-based rental assistance programs) or to enter into a new preservation program (including many of New York City's capital programs).

Table 11: Properties and Units Eligible to Expire from Federal Housing Programs and New York State's Mitchell-Lama Program, New York City

			Expiring between 2018 and 2023		
	Total Properties	*Total Units*	*Properties*	*Units*	*% Units*
New York City	**2,663**	**246,107**	**347**	**27,074**	**11.0%**
Bronx	815	77,000	81	6,088	7.9%
Brooklyn	772	54,401	128	8,728	16.0%
Manhattan	961	89,290	125	8,091	9.1%
Queens	86	20,458	11	4,049	19.8%
Staten Island	29	4,958	2	118	2.4%

	Expiring between 2024 and 2033			Expiring 2034 and later		
	Total Properties	*Total Units*	*% Units*	*Properties*	*Units*	*% Units*
New York City	**931**	**72,192**	**29.3%**	**1,385**	**146,841**	**59.7%**
Bronx	259	11,344	14.7%	475	59,568	77.4%
Brooklyn	305	16,182	29.7%	339	29,491	54.2%
Manhattan	329	33,044	37.0%	507	48,155	53.9%
Queens	26	9,498	46.4%	49	6,911	33.8%
Staten Island	12	2,124	42.8%	15	2,716	54.8%

Sources: NYU Furman Center's CoreData.nyc, New York City Map PLUTO

Notes: Includes HUD Financing and Insurance programs, HUD project based rental assistance, LIHTC, and New York State's Mitchell-Lama program.

Due to data constraints, for this analysis, we can only include federal programs (HUD and LIHTC) and Mitchell-Lama.[8] We exclude public housing and inclusionary housing from this analysis because both are considered "permanently affordable." If a property received multiple subsidies, the property may have different dates by which it could be eligible to opt out from the different subsidies. In these cases, we count a single expiration date per property and use the latest expiration date.[9] Table 11 shows properties (federal and New York State's Mitchell-Lama program) in the SHD by the year the affordability restrictions are set to expire.

If a property does expire out of its affordability restrictions, existing tenants may nevertheless be entitled to some protections. For example, units may still be subject to rent regulation. Or, for properties receiving some forms of project-based assistance from HUD, upon an owner's opt-out, tenants receive Tenant Protection Vouchers to make up the difference between an affordable rent and the new market rent being charged for the unit. For units owned by housing development fund corporations, there are affordability requirements related to the legal status of those organizations. Properties can also let their affordability restrictions lapse and then reenter an affordability program years later.

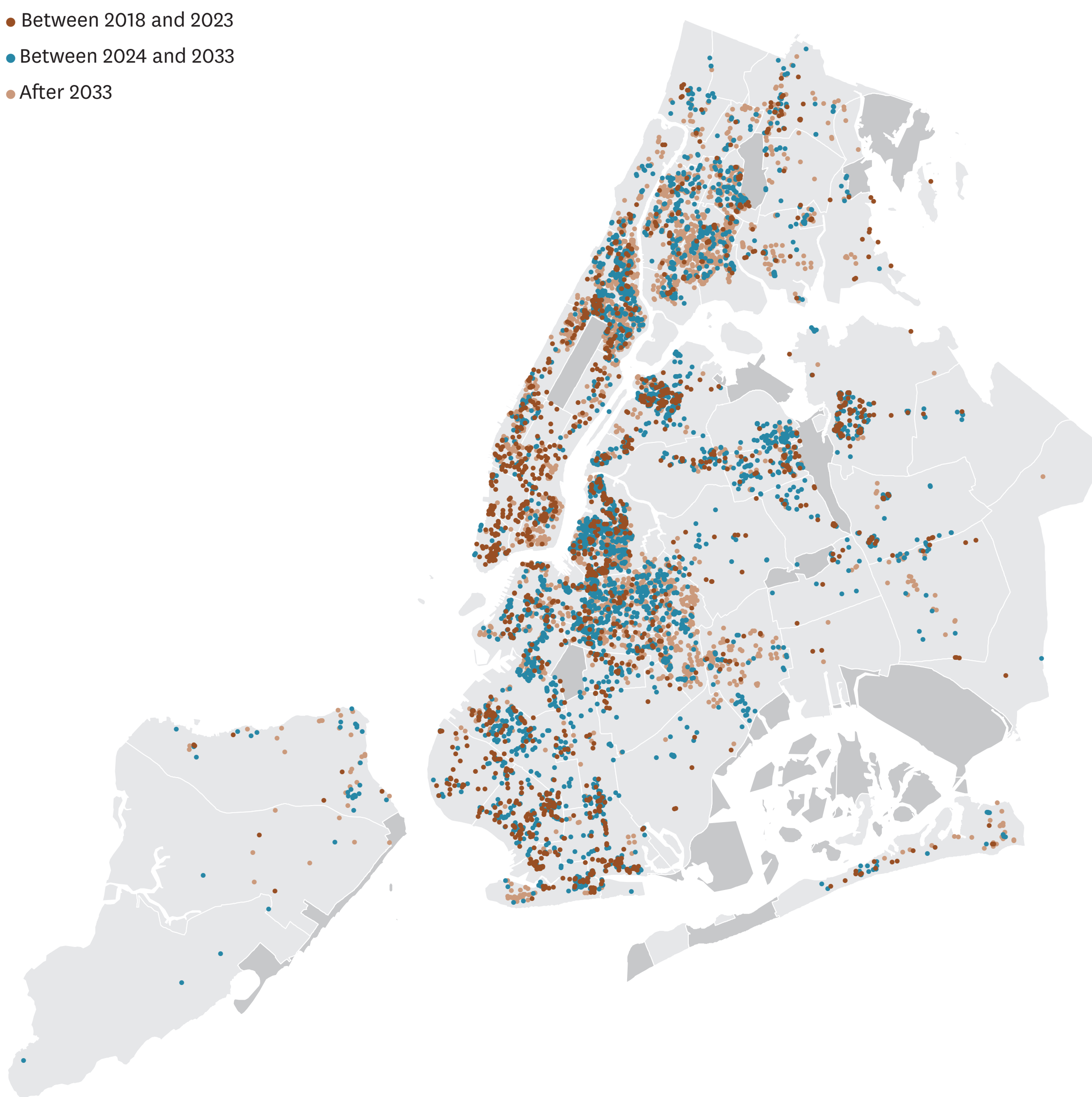
Citywide, 11 percent of properties with a subsidy are eligible to expire out of affordability restrictions by 2023. As discussed earlier, many properties receiving subsidies have both affordable and market-rate units. The expiration of the affordability restrictions therefore will affect only a subset of the units reported in Table 11, but the data do not allow us to specify exactly how many affordable units are in the properties. About 73 percent of the properties eligible to expire out of affordability restrictions by 2023 are located in Brooklyn and Manhattan. Between now and 2033, Manhattan has the most units in buildings with expiring affordability requirements (about 41,100 units total); Brooklyn has the next highest number of units in buildings expiring from affordability requirements (nearly 25,000 units). Again, however, it is important to note that we do not know how many of the units in properties that will become eligible to expire from affordability requirements have affordability restrictions.

8 We exclude properties that entered a city capital program because we do not have regulatory end date information for properties that entered programs between 2003 and 2014.

9 We report expiration dates for properties in federal programs or New York State's Mitchell-Lama program. It is possible, however, for these properties to also be covered by a city housing production or zoining incentive or requirement that extends affordability beyond the expiration date associated with the federal or state program.

Figure 2 maps the location of properties described in Table 11 by the date they expire from their regulatory agreement (dates differentiated by color). As described above, there are 347 properties (with about 27,000 units) set to expire out of affordability restrictions or from their regulatory agreement by 2023. As the map shows, many of these properties are in Manhattan and Brooklyn.

Figure 2: Location of Properties and Units Eligible to Expire from Federal Housing Programs and New York State's Mitchell-Lama Program



Sources: NYU Furman Center's CoreData.nyc, New York City Map PLUTO

Notes: Includes HUD Financing and Insurance programs, HUD project based rental assistance, LIHTC, and New York State's Mitchell-Lama program. If a property has multiple expiration dates due to having more than one of these housing programs, the latest date is used.

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Additional Resources

The NYU Furman Center makes available several tools to access information on subsidized housing in New York City.

Methodology

The data in this brief are from the NYU Furman Center's Subsidized Housing Database (SHD), available on CoreData.nyc. The SHD is a property-level database that links multiple sources of housing subsdidy data to individual properties in New York City. The housing subsidy data come from a variety of sources including: the New York City Department of Finance (DOF), the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Authority (NYCHA), the New York State Department of Housing and Community Renewal (HCR), and the United States Department of Housing and Urban Development (HUD). Unless otherwise noted, the data were updated in 2017.

We report the total number of properties with a subsidy by program type in Tables 1-9. The total number of properties and units reported in Tables 1-9 are not mutually exclusive; if a property has more than one subsidy, it will be counted in each program's table (e.g. if a property benefits from LIHTC and a 420-c tax incentive, the property will be counted in both Tables 3 and 7). Therefore, the total number of subsidized properties in New York City cannot be calculated by adding up Tables 1-9. We do, however, report the the total number of properties with at least one subsidy (excluding properties with only a 421-a tax incentive) in Table 10.

Additional information on the SHD can be found on our methodology page.

furmancenter.org/coredata/userguide/methodology

Directory of New York City Housing Programs

The NYU Furman Center's Directory of New York City Housing Programs catalogues information about many of the housing programs that historically and currently subsidize housing in New York City. The Directory also includes specific notes for housing programs that are available in CoreData.nyc.

furmancenter.org/coredata/directory

CoreData.nyc

CoreData.nyc allows users to explore property-level subsidy information in its Subsidized Housing Database (SHD), and includes a download option for the complete SHD. The CoreData.nyc User's Guide includes information on how to query and use the SHD.

furmancenter.org/coredata/userguide

Neighborhood Data Profiles

Neighborhood Data Profiles are a one-stop platform for viewing and downloading neighborhood indicators, providing an in-depth look at demographic, housing market, land use, and neighborhood services indicators for the city's 59 community districts. The Profiles include the number of subsidized units in each neighborhood and when they are set to expire from affordability restrictions.

furmancenter.org/neighborhoods