



# **ON-SITE OR OFF-SITE: Weighing the Benefits & Costs of Mixed-Income Housing Programs**



# The Dream Revisited

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**A slow debate on the role that segregation in neighborhoods and schools plays in hindering economic and racial equality.**





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# What do we mean by “mixed-income” housing?

“Mixed-income means a deliberate effort to construct and/or own a multifamily development that has the mixing of income groups as a fundamental part of its financing and operations.”

*- Paul Brophy & Rhonda Smith*



A photograph of a modern, multi-story apartment building. The building features a mix of grey and brown panels, large windows, and balconies with metal railings. The balconies are staggered, creating a dynamic architectural pattern. The text is overlaid on the upper portion of the image.

# Households of what income levels are mixed in New York City subsidized housing?



# Households of what income levels are mixed in New York City subsidized housing?

165%  
AMI

80-100%  
AMI

40-60%  
AMI

130%  
AMI

MARKET  
RATE

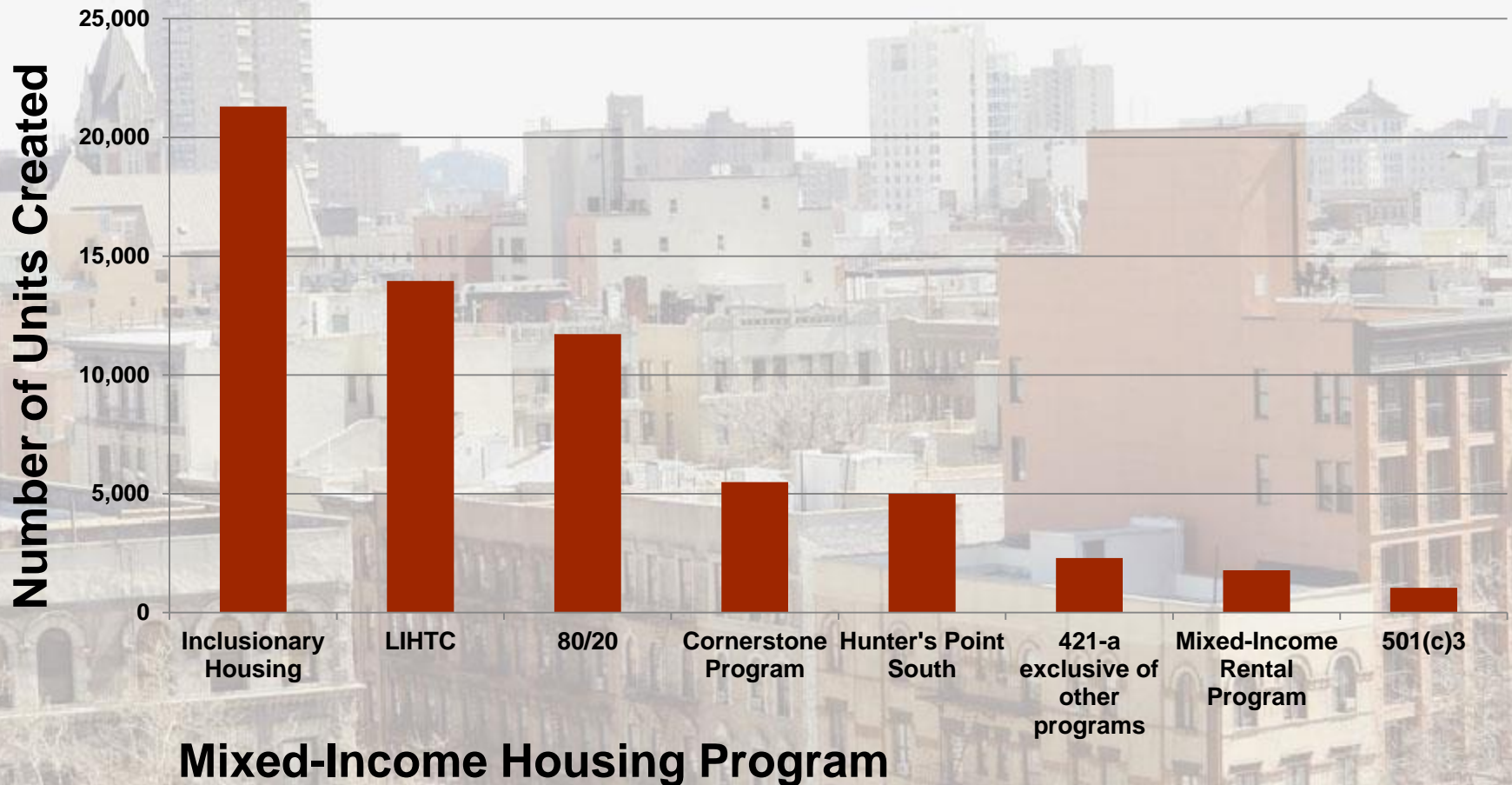
FORMERLY  
HOMELESS

# Programs use a range of subsidy types and income requirements, such as:

- **Tax-exempt bonds** (80/20 Housing Program)
- **Low-interest loans** (Mixed Income Program)
- **Zoning density bonuses** (Inclusionary Housing)
- **Partial property tax exemption** (421a Property Tax Exemption)



# Estimated Number of Units Created or Preserved Using Select Mixed-Income Housing Programs, 2004-2014

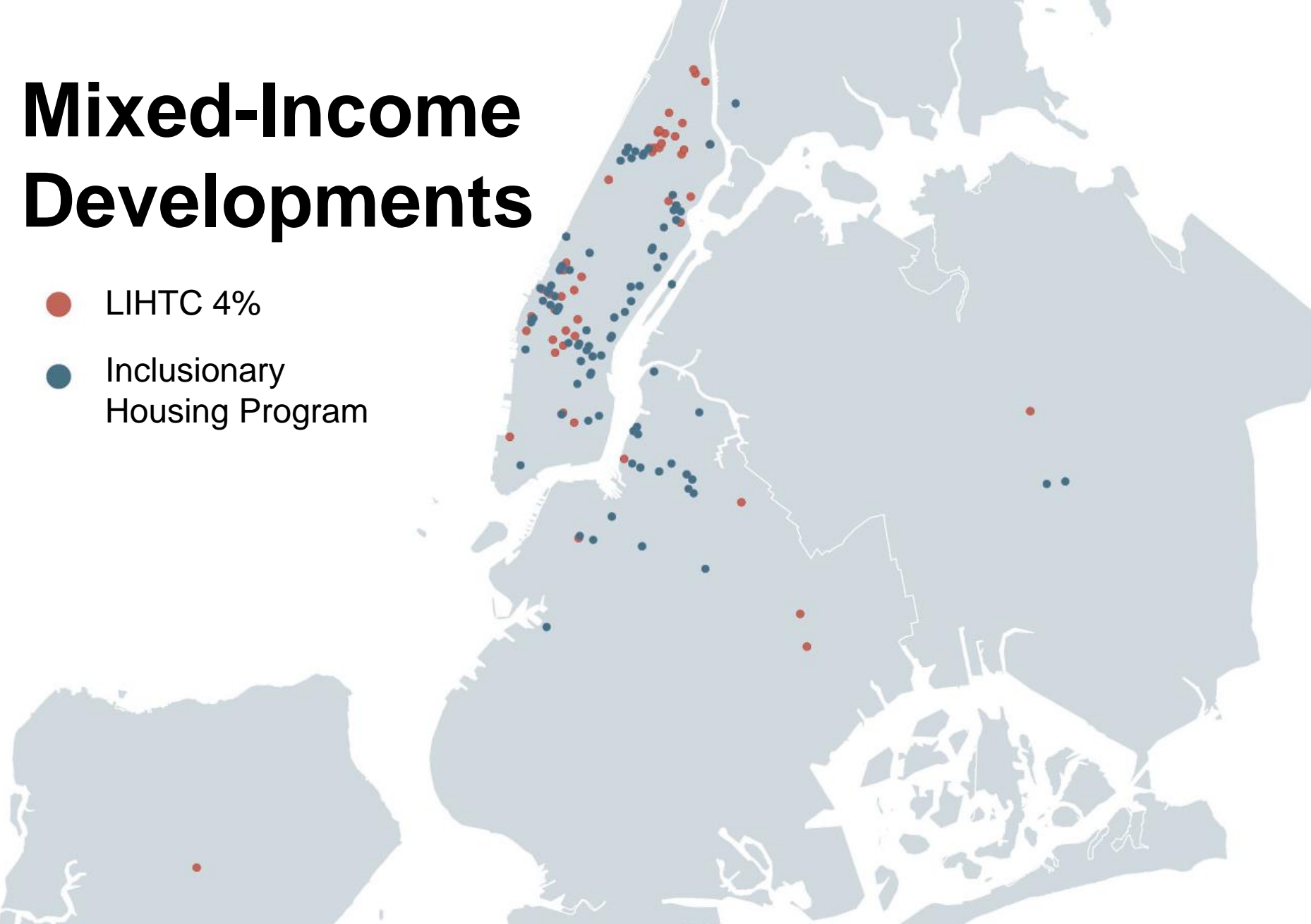


Source: HPD, ESD, IBO, Office of Council Member Brad Lander, NYU Furman Center



# Mixed-Income Developments

- LIHTC 4%
- Inclusionary  
Housing Program



# Potential benefits of mixed-income housing programs:

- Financing affordable housing through cross-subsidy
- Providing better incentives for maintenance of affordable housing
- Facilitating interaction across income groups
- Assisting low-income households access neighborhoods with good services and amenities
- Helping to revitalize distressed neighborhoods





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