

Under Housing New York, Affordable Housing Not Evenly Distributed Across the City

When the city finances an affordable housing unit, it is referred to as a “housing start” or a “start unit.” For this study, IBO analyzed 77,686 start units in 2,128 buildings financed from January 2014, the start of Mayor de Blasio’s first term, through the end of the 2017 fiscal year in June 2017.

IBO examined where Housing New York units are located, broken out by new construction versus preservation. New construction projects are generally constrained by where developable land is available. Nearly one-third of units are classified as new construction, and more than two-thirds of these new construction units are located in the Bronx and Brooklyn. The largest concentrations of new construction units by neighborhood are located in Morrisania-Melrose, Mott Haven-Port Morris, and Mount Hope in the Bronx; East New York in Brooklyn; and Jamaica, Queens. New construction affordable units provide new housing opportunities in areas that households living in other parts of the city may have otherwise been unable to access.

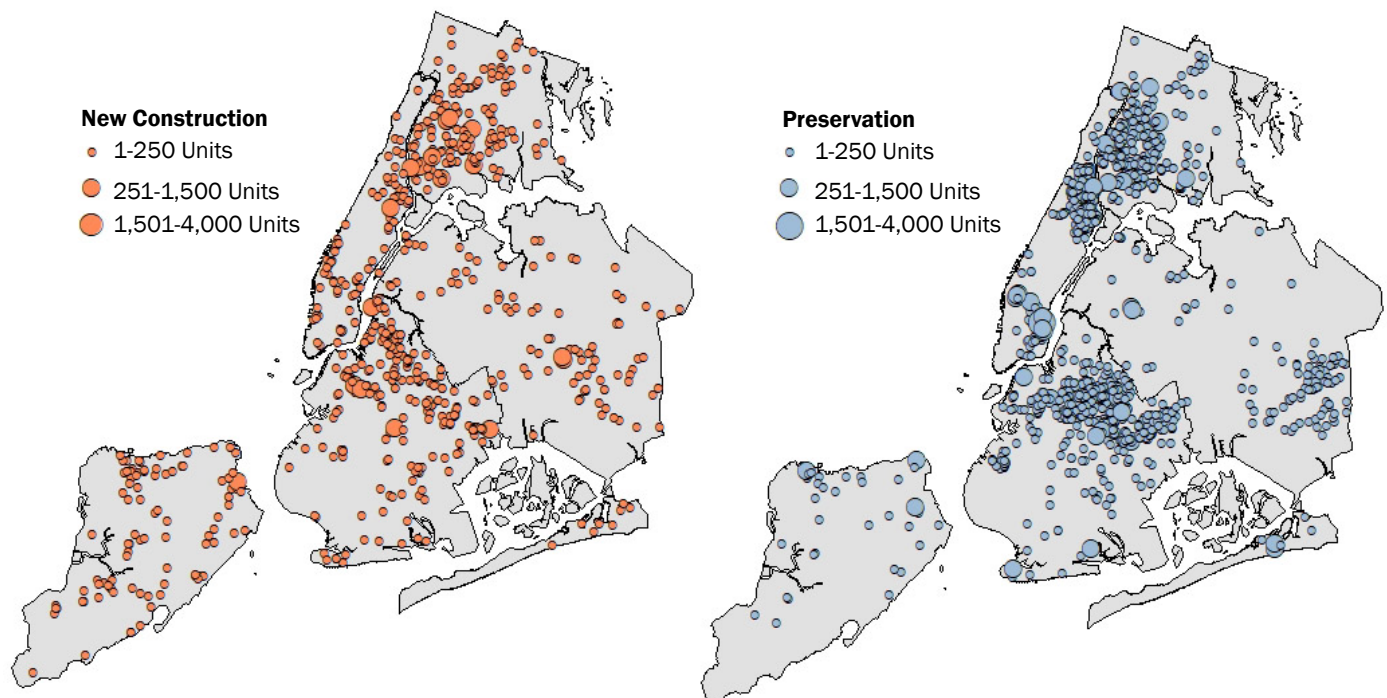
In contrast, the locations of preservation projects often reflect areas where the city was able to create affordable housing in the past. In many instances a preservation project primarily involves financing to keep a building from leaving an affordable housing program such as the state

Mitchell-Lama or federal Low Income Housing Tax Credit programs. Over two-thirds of the affordable units are part of preservation projects and are concentrated in fewer areas of the city than new construction projects. Manhattan is home to 36 percent of preservation units, Bronx with 28 percent, and Brooklyn with 27 percent.

Manhattan’s outsized role in preservation is driven by the preservation agreement covering 5,000 units in Stuyvesant Town-Peter Cooper Village coupled with other large projects in the Hudson Yards-Chelsea-Flatiron-Union Square and East Harlem North neighborhoods. Preservation enables current residents to remain in place and continue to enjoy the benefits of living in affordable housing. While this can protect long-term residents from changes in neighborhoods experiencing gentrification, it can also have the effect of reinforcing existing patterns of income, racial, or ethnic segregation.

Geographic differences are also apparent when examining renter versus homeowner units. Eighty-seven percent of the housing financed through Housing New York is rental units; rental units have been financed in 100 out of 185 residential neighborhoods. Affordable rental properties are heavily clustered in Upper Manhattan, the South Bronx, and Central Brooklyn: Central Harlem North-Polo Grounds

Largest Shares of New Construction Starts in Bronx and Brooklyn, Preservation Starts in Manhattan



SOURCE: IBO analysis of Department Housing Preservation and Development data

NOTE: Does not include 144 buildings containing 225 homeowner units that had their location redacted by the Department Housing Preservation and Development for privacy reasons.

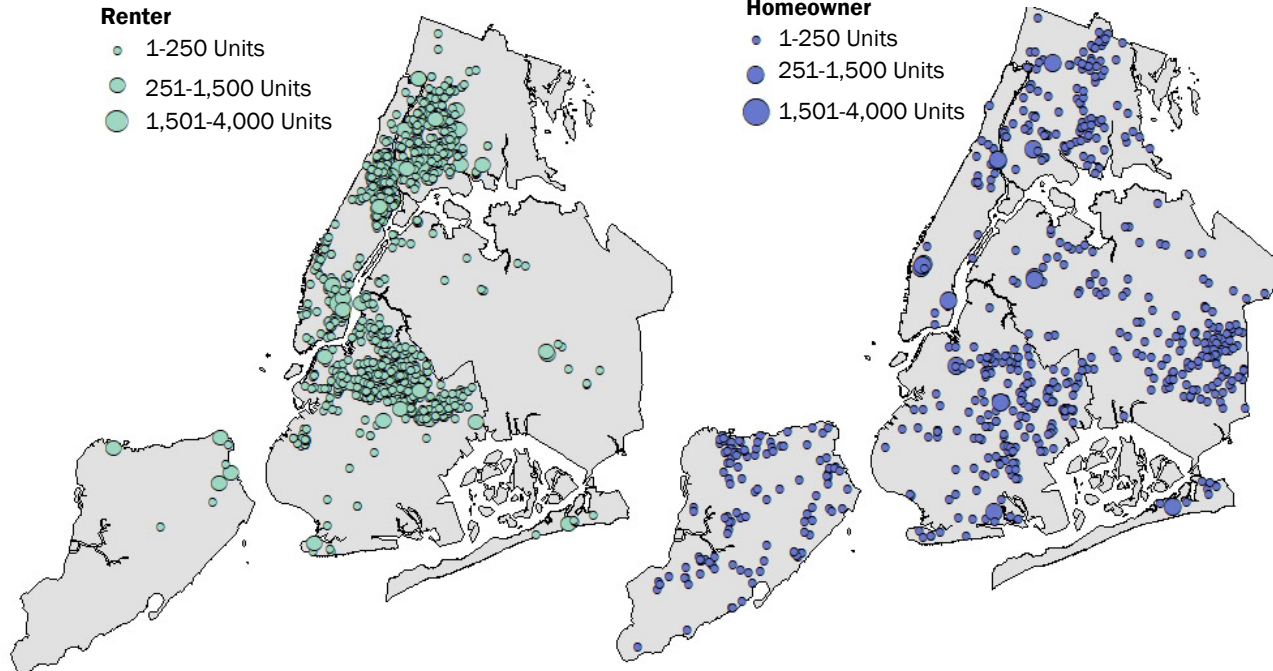
Affordable Rental Housing More Clustered Than Homeowner Housing

Renter

- 1-250 Units
- 251-1,500 Units
- 1,501-4,000 Units

Homeowner

- 1-250 Units
- 251-1,500 Units
- 1,501-4,000 Units



SOURCE: IBO analysis of Department Housing Preservation and Development data

NOTE: Homeowners map does not include 144 buildings containing 225 units that had their location redacted by the Department Housing Preservation and Development for privacy reasons.

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and East Harlem North in Manhattan, and Ocean Hill and Crown Heights North in Brooklyn. These are mostly rental neighborhoods already, and are lower income and predominately minority. Only 3 percent of rental projects are located in Queens and Staten Island, boroughs with smaller shares of rental buildings.

Homeownership affordable housing units make up only 13 percent of the total units in the affordable housing plan, but they are much more widely dispersed than rental

projects; homeownership projects have been financed across nearly 50 percent more neighborhoods than rental projects. The largest concentrations of homeownership units financed under Housing New York are located in East New York and Flatlands in Brooklyn, and St. Albans in Queens. Across boroughs, Brooklyn has the largest share of homeownership projects (37 percent), followed by Queens (25 percent). Staten Island, the Bronx, and Manhattan have 17 percent, 16 percent, and 5 percent, respectively.