NYU Furman Center
Advancing research and debate
on housing, neighborhoods,
and urban policy

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NYU Furman Center Releases New Data on New York City's Subsidized Housing

Fact brief provides new information on current and expiring subsidized housing in New York City

New York, NY--Today, the NYU Furman Center released a new fact brief on the state of New York City's subsidized housing. The brief reviews major programs used to develop and preserve affordable housing in the city, and provides the number and location of properties benefitting from a subsidy or incentive in 2017. It also discusses when affordability restrictions on some of those properties will expire unless renewed by the owners and the housing agencies. The NYU Furman Center also has updated the Center's Subsidized Housing Database (SHD), available on CoreData.nyc.

"We are pleased to provide this updated data on the city's subsidized housing to help inform public discussion about the need to preserve affordable housing in New York City, and about the priorities for preservation," Vicki Been, Faculty Director of the NYU Furman Center, noted.

A data highlight from the brief:

- Of the 2,663 properties in the city with HUD and Mitchell-Lama subsidies in 2017, 11% are eligible to expire out of affordability restrictions by 2023. About 73% of the properties eligible to expire out by 2023 are in Brooklyn and Manhattan. Between now and 2033, Manhattan has the most properties with expiring subsidies (454 properties), followed by Brooklyn (433 properties).

The data in this brief are from CoreData.nyc, the Furman Center's online hub for New York City housing and neighborhood data. CoreData.nyc standardizes datasets from a variety of city, state, and federal sources to present over 100 indicators describing New York City's housing and neighborhoods. It is the city's most comprehensive resource for property-level information about subsidized housing in New York City. Funding for the fact brief and for updating CoreData.nyc was provided by New York City Council.

[CoreData.nyc](http://furmancenter.org/coredata) updates and expands NYU Furman Center's Subsidized Housing Information Project (SHIP), which launched in 2011. As with SHIP, CoreData.nyc allows users to search for properties currently receiving subsidies in the city and to identify properties at risk of exiting from affordability restrictions. It also includes neighborhood-level information on housing markets, housing affordability, land use, demographics, and neighborhood conditions.

[CoreData.nyc](http://furmancenter.org/coredata) 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 (http://furmancenter.org/coredata/userguide) includes detailed methodology for the SHD (http://furmancenter.org/coredata/userguide/methodology).

In conjunction with the new fact brief, the NYU Furman Center released updated New York City [Neighborhood Data Profiles](), a one-stop platform for viewing and downloading neighborhood data indicators. The profiles provide an in-depth look at demographic, housing market, land use, and neighborhood services indicators for the city's 59 community districts.

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To learn more about how to use CoreData, [join the NYU Furman Center's mailing list]() to receive updates and information on future webinar trainings.

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Data Highlights

Over the years, dozens of government programs have subsidized the construction and operation of housing in New York City, generally in order to secure affordable housing. [CoreData.nyc](http://furmancenter.org/coredata) is the city's most comprehensive resource for property-level subsidized housing information. Below is a sampling of the property-level program data discussed in the fact brief.

421-a/Affordable New York Housing Program

In 2017, there were over 4,635 properties, with nearly 160,000 units, using a 421-a property tax exemption (only a portion of those units are subject to affordability requirements). 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%).

Low Income Housing Tax Credits (LIHTC)

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. 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%).

HUD Project-based Rental Assistance

There were 776 properties (with nearly 73,000 units) citywide in 2017 with HUD project-based rental assistance. Some of the units in these properties are income-restricted but not receiving rental assistance, and some may be market rate. 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.

New York City Housing Production Programs and Zoning Incentives or Requirements

Over 3,300 properties entered some type of New York City housing production program or zoning incentive or requirement between 2003 and 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.

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