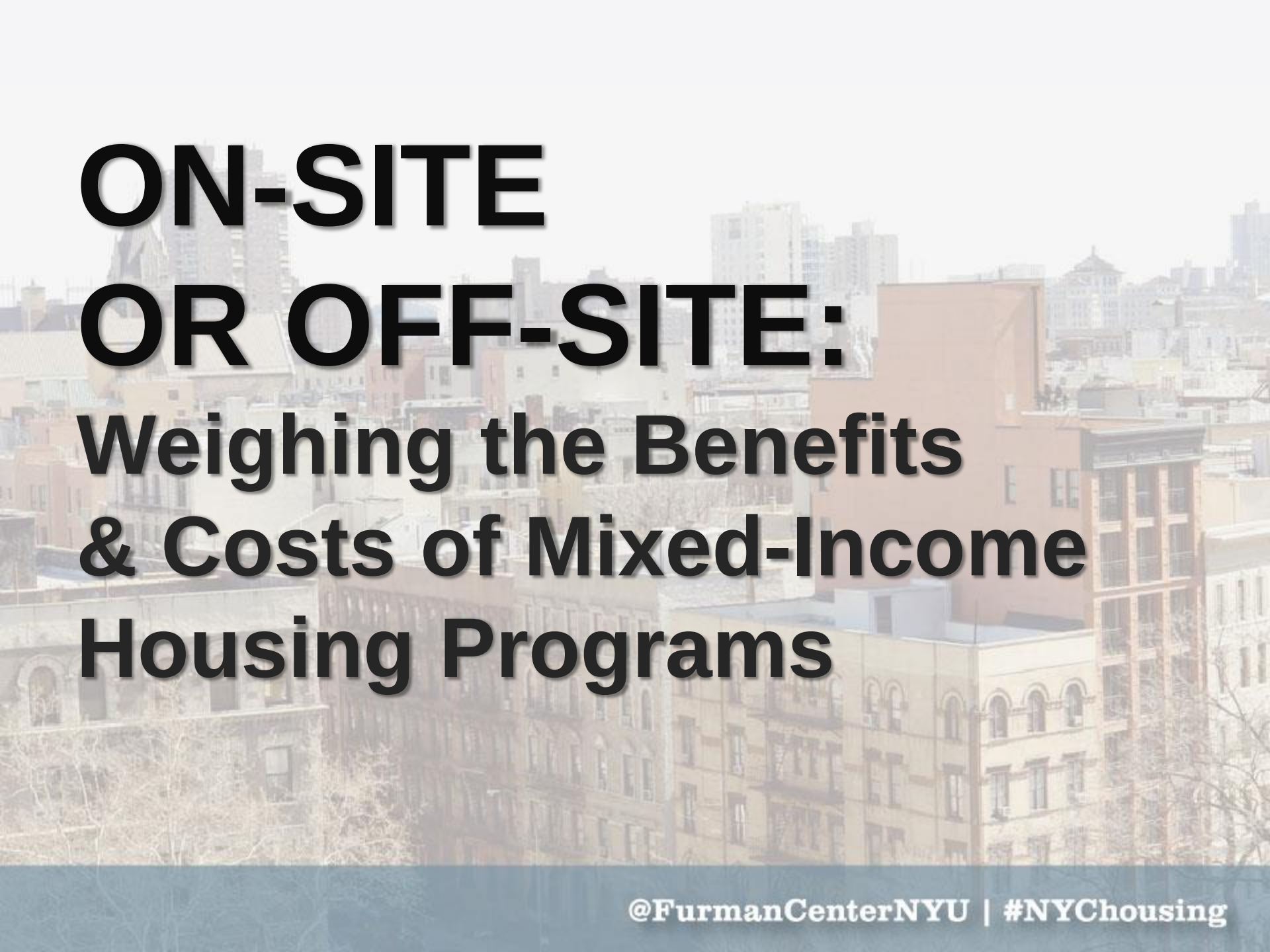


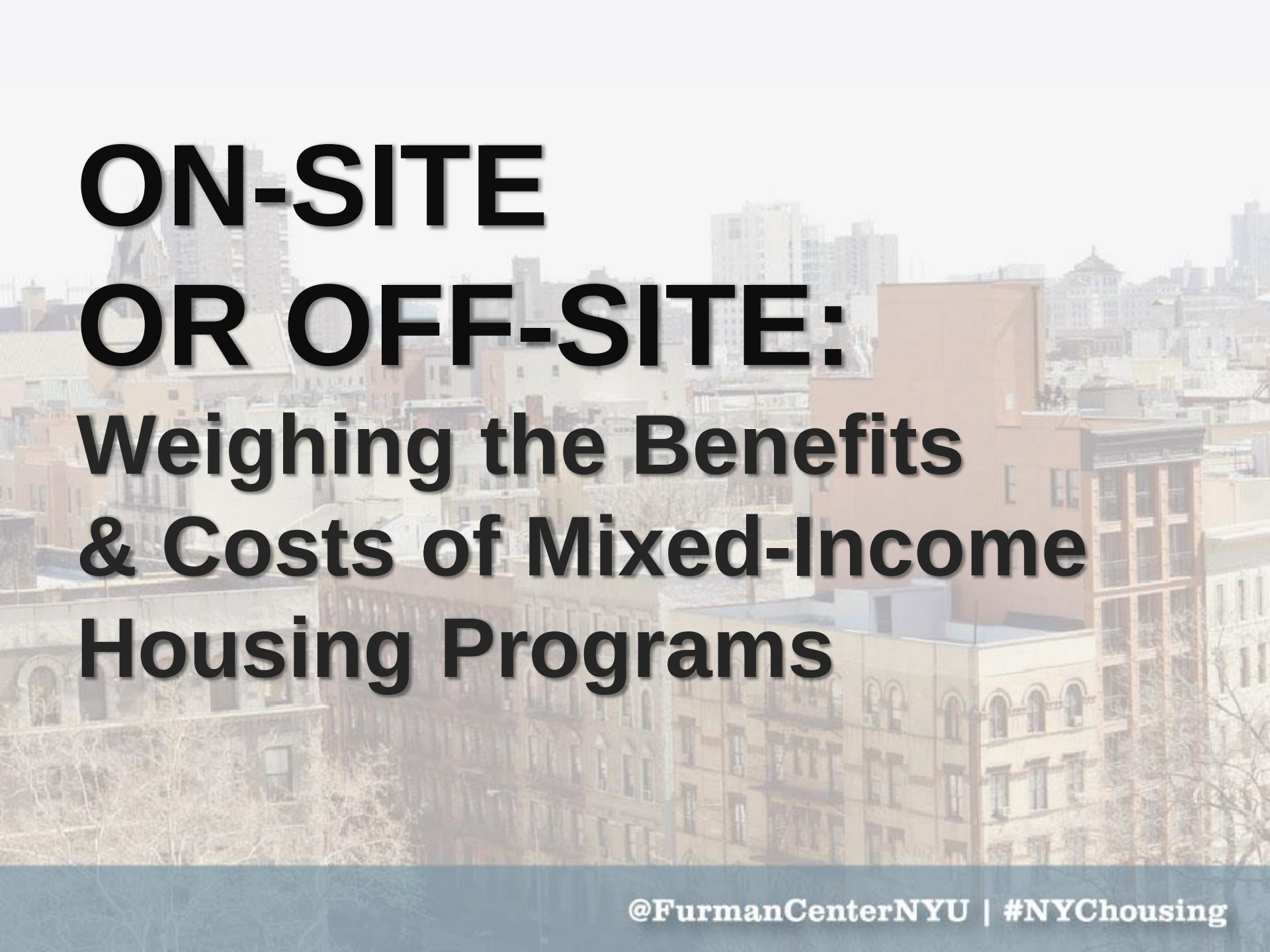


ON-SITE OR OFF-SITE: Weighing the Benefits & Costs of Mixed-Income Housing Programs

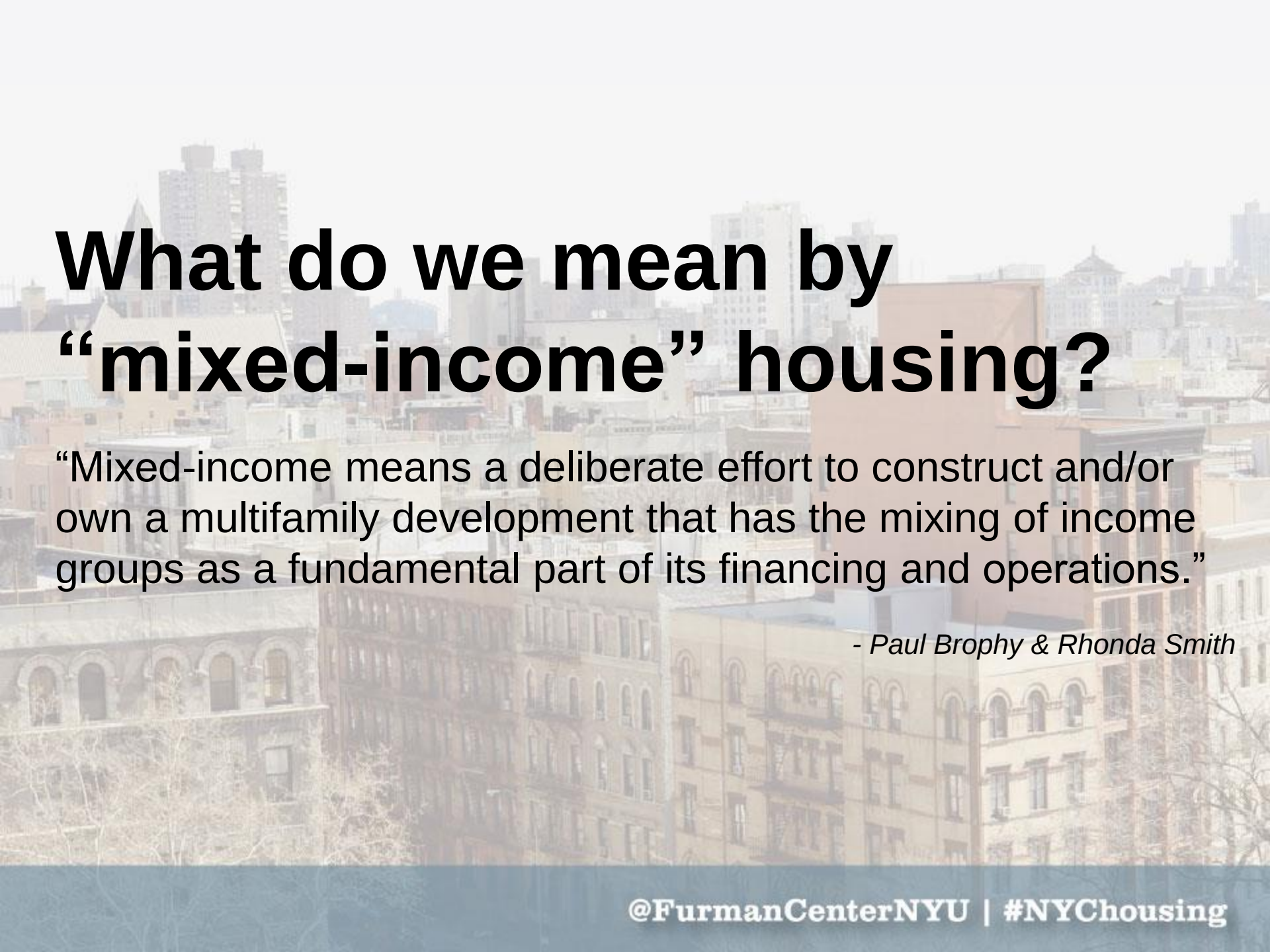
An aerial photograph of a city coastline, likely San Francisco, showing a dense urban grid and a large body of water. The image is used as a background for the text.

The Dream Revisited

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



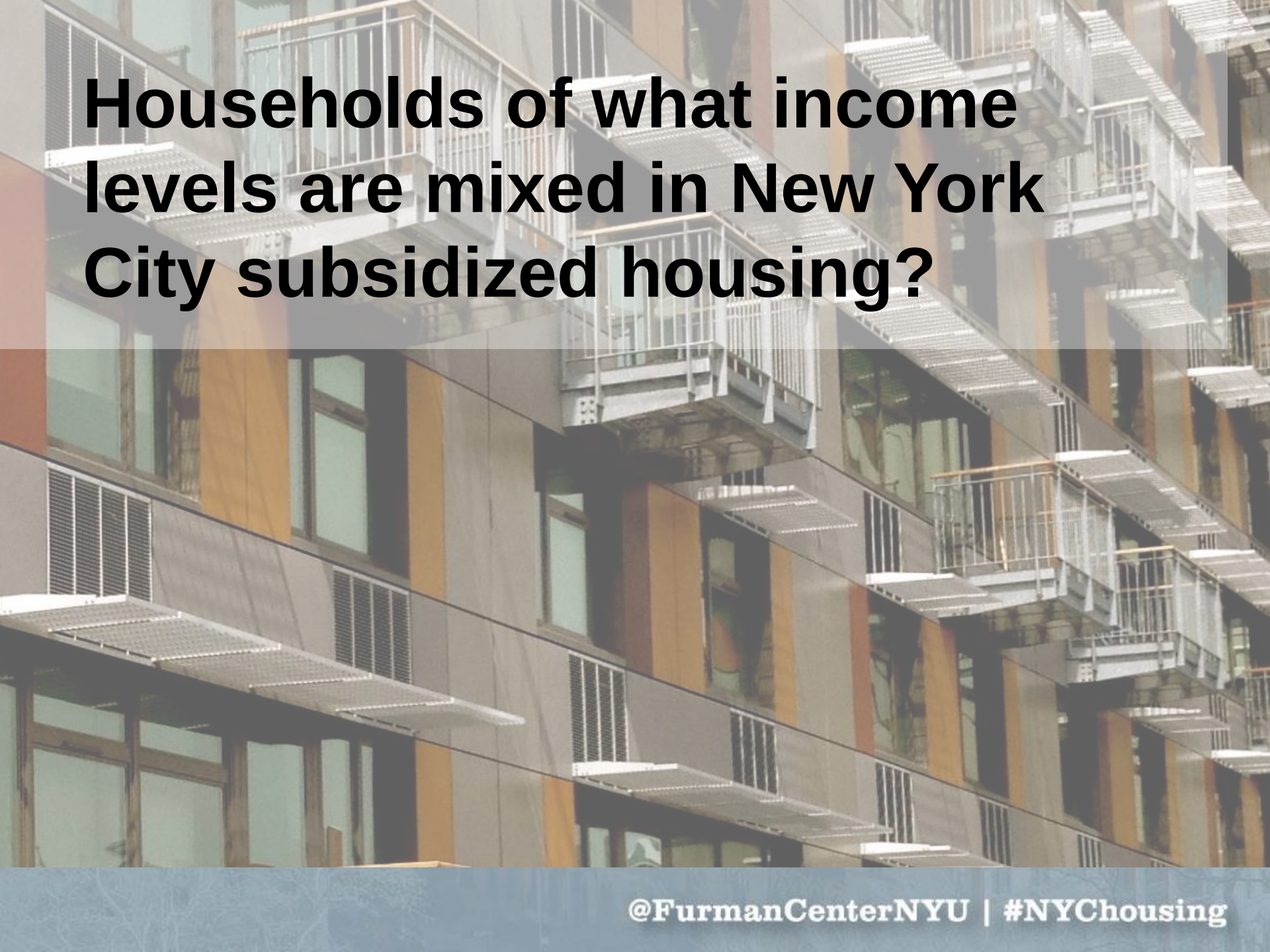
ON-SITE OR OFF-SITE: Weighing the Benefits & Costs of Mixed-Income Housing Programs



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



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

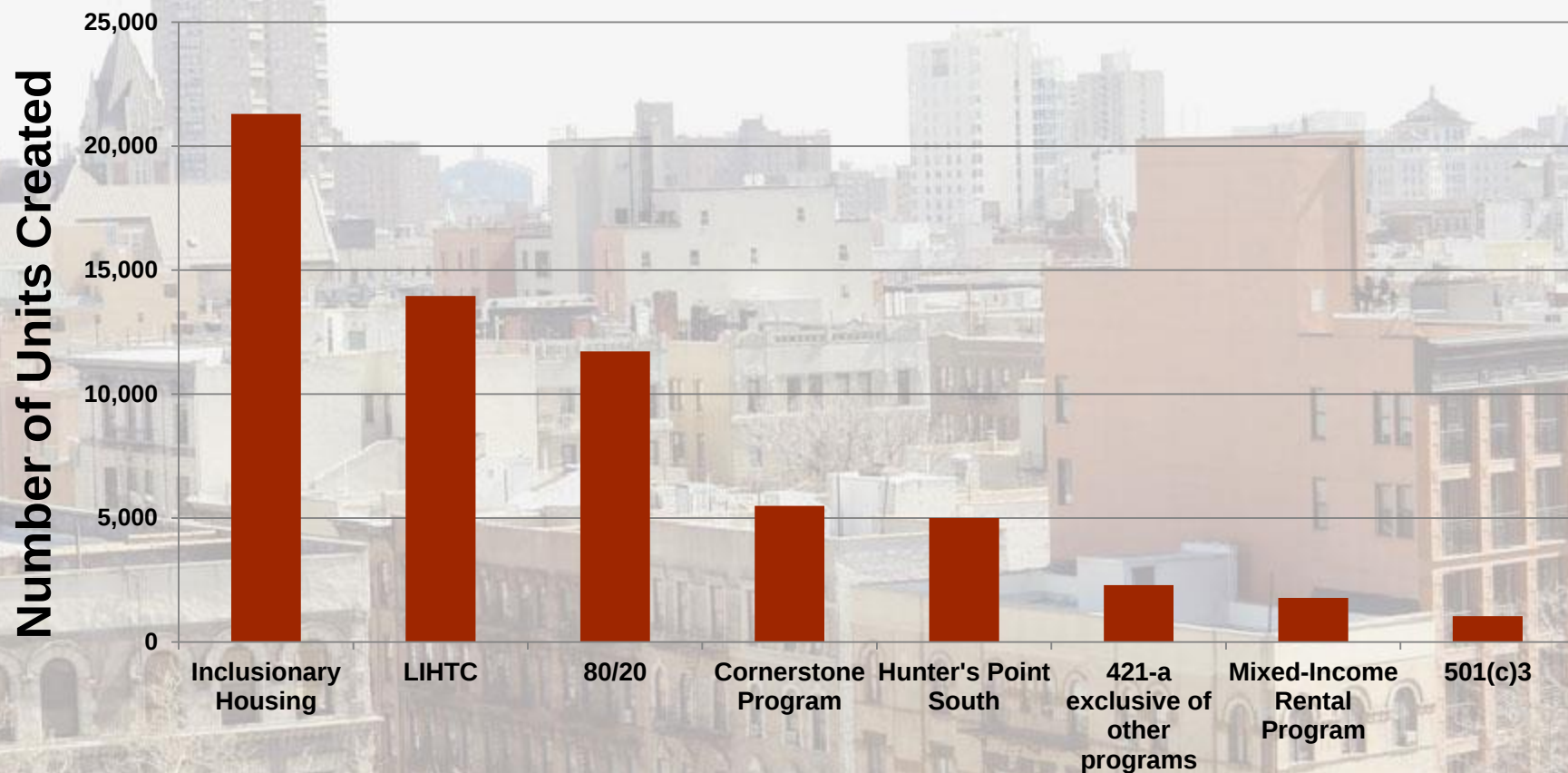
MARKET
RATE

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

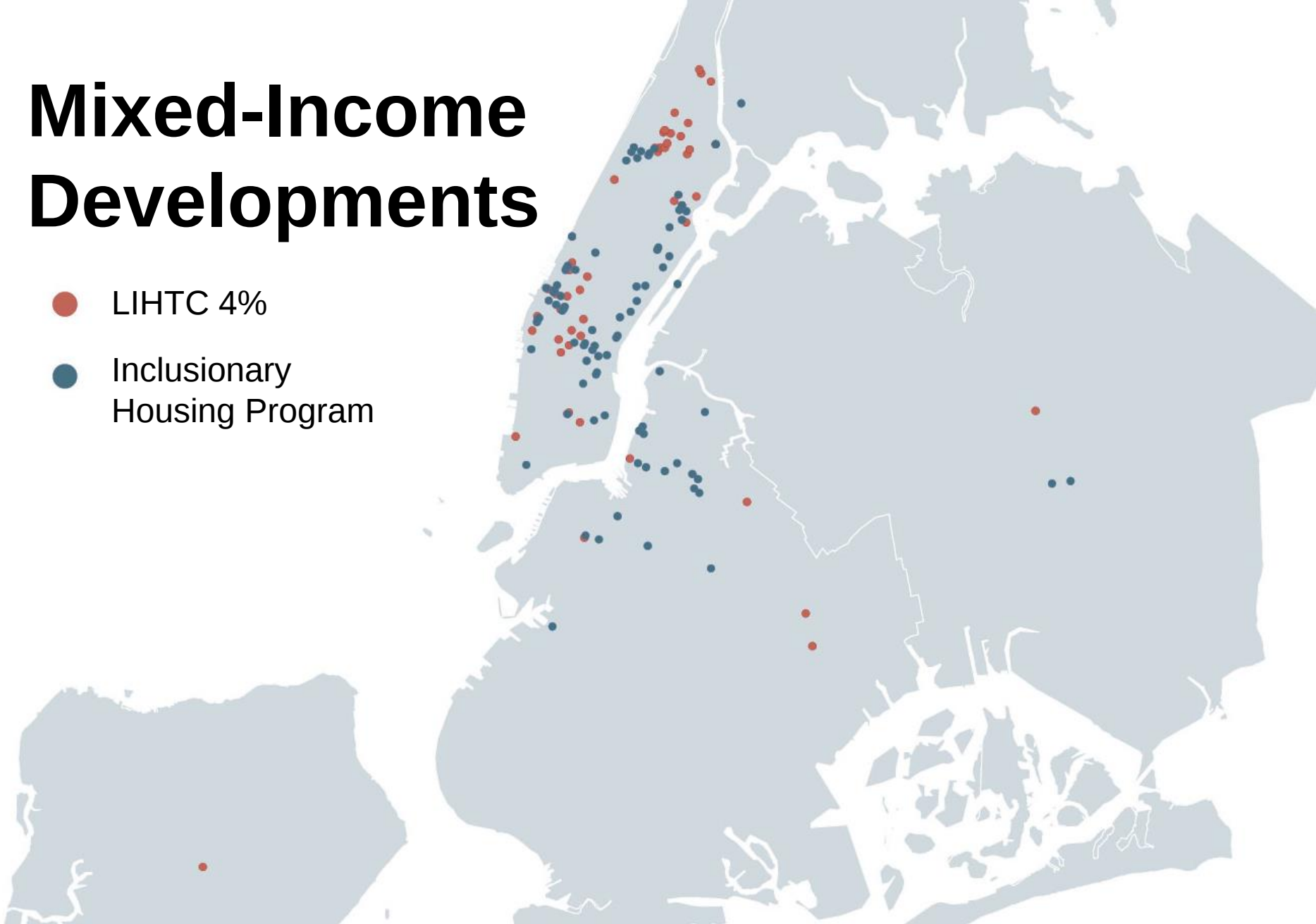


Mixed-Income Housing Program

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

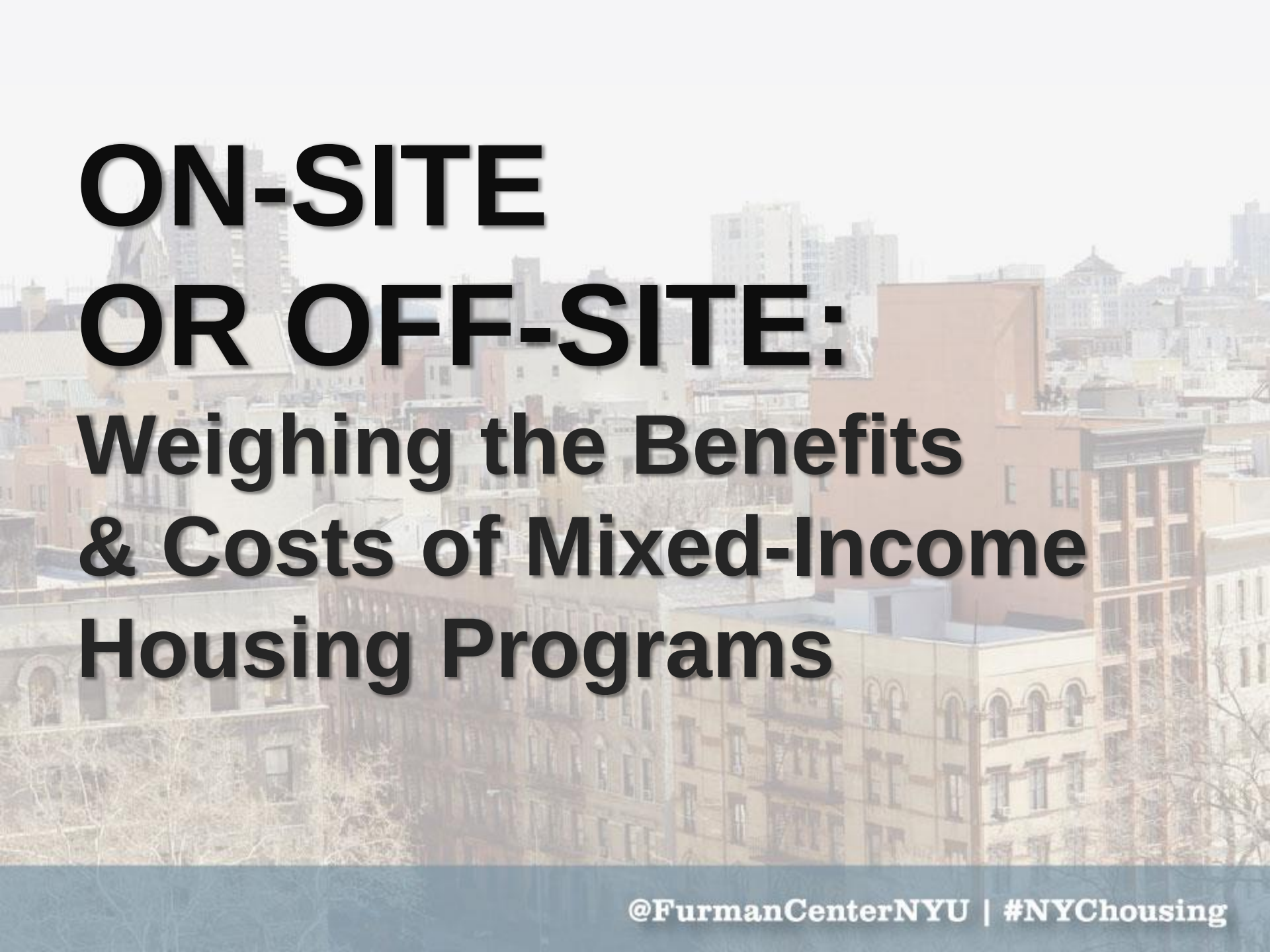
Mixed-Income Developments

- 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



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