

## New Housing Marketplace Units Mapping

This report is an addendum to IBO’s fiscal brief, *The Mayor’s New Housing Marketplace Plan: Progress to Date and Prospects for Completion* (November, 2007). This report maps and analyzes the locations of the New Housing Marketplace Plan units that have been funded from fiscal years 2004 through 2007. Attached after this brief summary are maps, citywide and by borough, showing the locations of the units, grouped by major programs. Also attached is a table showing the number of units produced by borough and by program.

The New Housing Marketplace affordable housing program has funded 61,496 units through fiscal year 2007, not including 2,912 units funded through the Extended Affordability and Downpayment Assistance programs. Most of the units have been produced in Manhattan (22,849), the Bronx (19,856), and Brooklyn (14,224) with far fewer in Queens (3,702) and Staten Island (865). The table below shows the number of units by level of affordability in each borough. The Independent Budget Office used program level data from HPD’s 2006 Affordability Study to estimate the affordability levels of the units started under the New Housing Marketplace Program. Based on the study, affordability levels citywide for New Housing Marketplace Plan units were 76 percent

<b>NHMP Units by Borough and Affordability</b>				
<i>Units Started</i>				
	Household Income*			
	Low	Moderate	Middle	Total
Manhattan	16,073	2,204	4,572	22,849
Bronx	17,037	1,120	1,700	19,856
Brooklyn	11,096	1,414	1,714	14,224
Queens	1,709	539	1,453	3,702
Staten Island	679	105	81	865
<b>Total</b>	<b>46,595</b>	<b>5,382</b>	<b>9,519</b>	<b>61,496</b>
SOURCES: IBO; Housing Preservation and Development.				
NOTE: Figures extrapolated by IBO based on HPD 2006 Affordability Study. Does not include Extended Affordability Program and Downpayment Assistance Program. *See box.				

low income, 9 percent moderate income, and 16 percent middle income. In Manhattan, the affordability levels were 70 percent low income, 10 percent moderate income, and 20 percent middle income. In Brooklyn the split was 78/10/12 and in Staten Island 78/12/9. Affordability levels in Queens were 46 percent low income, 15 percent moderate income, and 39 percent middle income; in the Bronx affordability levels were 86 percent low income, 6 percent moderate income and 9 percent middle income.

**New Construction and Preservation.** There are significant differences among the boroughs in levels of new construction and preservation of affordable housing. In Manhattan, Brooklyn, and Staten Island, between 65 percent and 70 percent of the units have been

preservation, which means either subsidies for renovation or extending affordability programs that are expiring like the Mitchell Lama program. In the Bronx, the split is roughly half and half, with 52 percent from preservation. In Queens, 61 percent of the units have been produced through new construction.

When looking at the number of units of new construction, the largest number of units has been in the Bronx (9,501) with 6,467 in Manhattan, 5,074 in Brooklyn, 2,264 in Queens, and 259 in Staten Island. Most of the units preserved were in Manhattan (16,355), with 10,355 in the Bronx, 9,150 in Brooklyn, 1,438 in Queens, and 606 in Staten Island.

The Mitchell Lama Preservation Program—the largest preservation program during this period with nearly 14,00 units—funded 8,394 units in Manhattan. The program preserved 2,718 units in the Bronx, 1,700 in Brooklyn, 462 in Queens, and 536 in Staten Island. Another major source of preservation starts was the reconstruction and privatization of City-owned residential (*in rem*) properties. During the first four years of the New Housing Marketplace Plan, the city sold off 6,430 *in rem* units, of which 2,963 were in Manhattan, 2,127 in Brooklyn, 1,271 in the Bronx, and 69 in Queens.

**Programs by Borough.** In each of the boroughs, there was a slightly different mix of programs that financed the most units. In Manhattan the Mitchell Lama Preservation Program financed the most units, (8,394), followed by Cornerstone (3,408), the

### Income Ranges

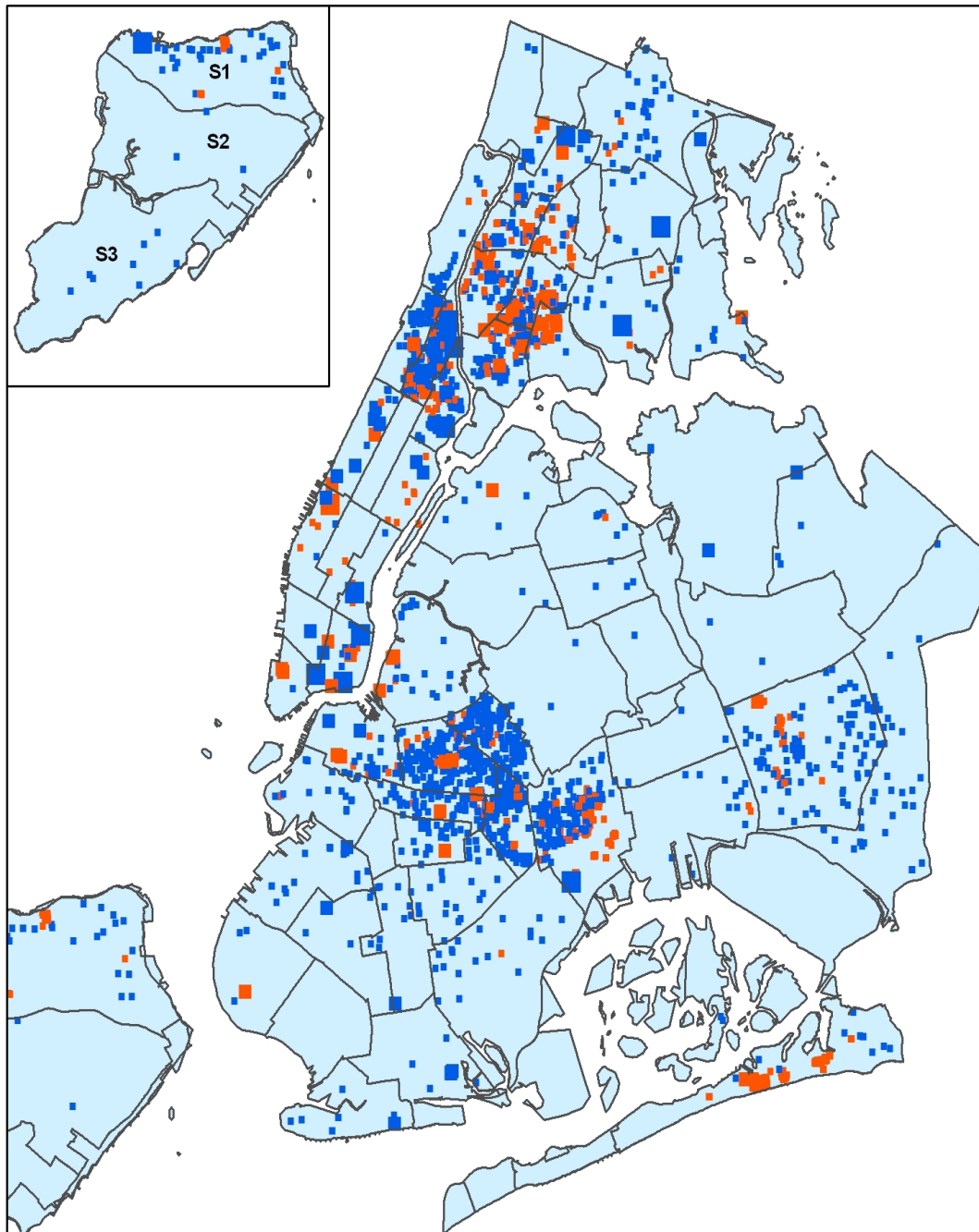
Income targets for the New Housing Marketplace Program use Area Median Income (AMI), which is \$49,600 for a single person and \$70,900 for a family of four. Low income is defined as 0-80 percent of AMI, Moderate Income is 80-120 percent of AMI, and Middle Income is above 120 percent of AMI, and generally not exceeding 250 percent of AMI.

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Article 8A Loan Program (2,396), and privatization of *In-Rem* housing with a total of 3,045 units through programs like the Neighborhood Redevelopment Program, the Neighborhood Entrepreneurs Program, the Tenant Interim Lease Program and Third Party Transfer program. In the Bronx, the Article 8A Loan Program financed the most units (4,430), followed by Mitchell Lama Preservation Program (2,718), Low-Income Affordable Marketplace Program (LAMP) with 2,239 units, the 421a Certificate Program (1,960), and the Mixed Income Rental Program (1,479). In Brooklyn, LAMP financed the most units (2,719), followed by *in rem* privatization programs (2,097), Mitchell Lama Preservation (1,700), and Article 8A Loan Program (1,486). In Queens, Arverne financed the most units (1,099), followed by LAMP (680), the New Housing Opportunities Program (598) and Mitchell Lama Preservation (462). Finally, in Staten Island, the two programs that financed the bulk of the units were the Mitchell Lama Preservation Program (536) and the 421a Certificate Program (227).

*This analysis prepared by Brendan Cheney and Ana Champeny*

## New Housing Marketplace Plan Units Financed, Citywide



### Housing Starts

#### New Construction

- 100 or Fewer Units
- 101 to 400 Units
- 401 to 1,870 Units

### Preservation

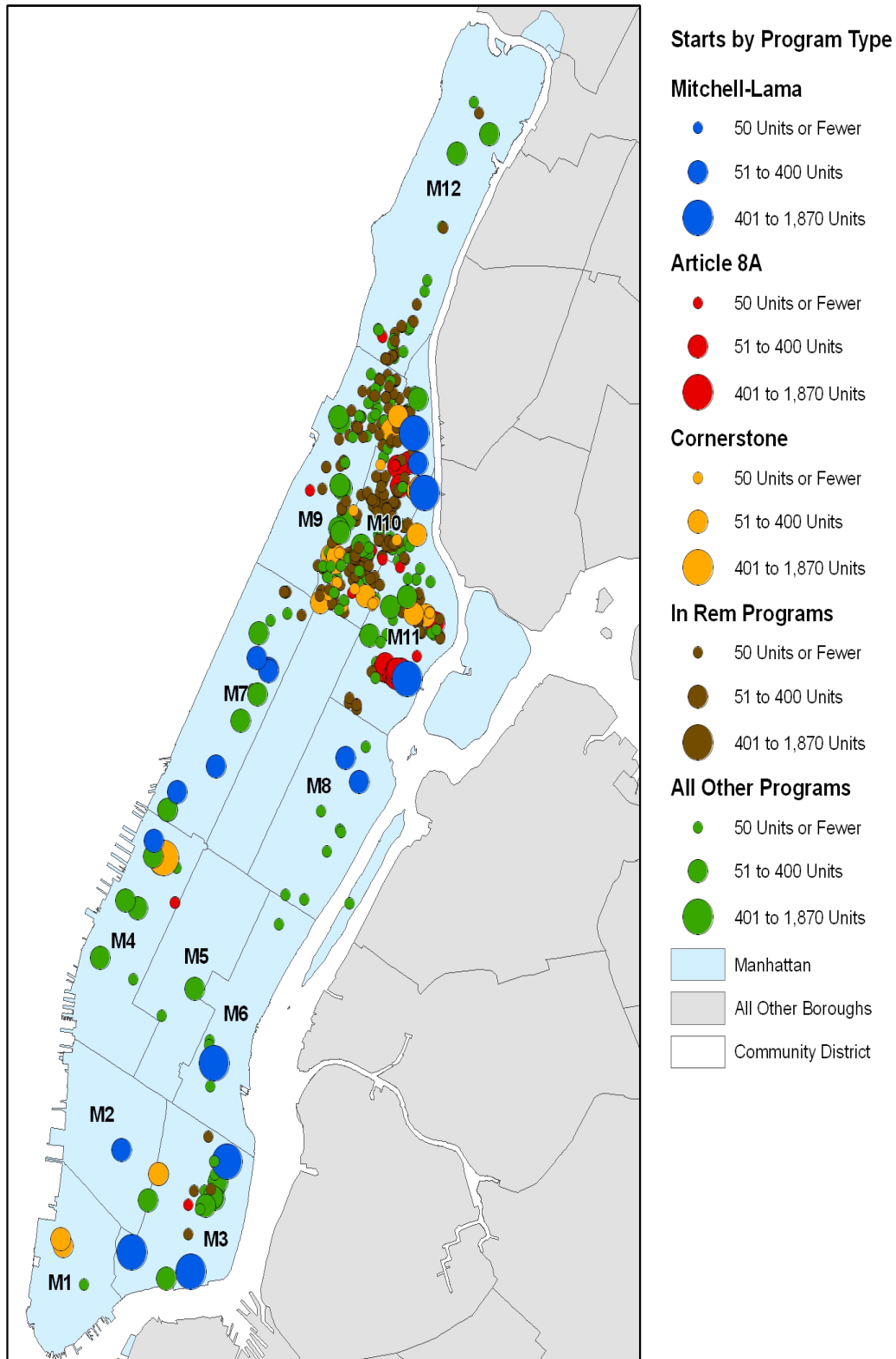
- 100 or Fewer Units
- 101 to 400 Units
- 401 to 1,870 Units

Community District

SOURCES: IBO; Housing Preservation and Development

NOTES: Addresses geocoded by IBO using the NYC Department of City Planning DCPLION, Release 07c and ArcGIS 9.2.

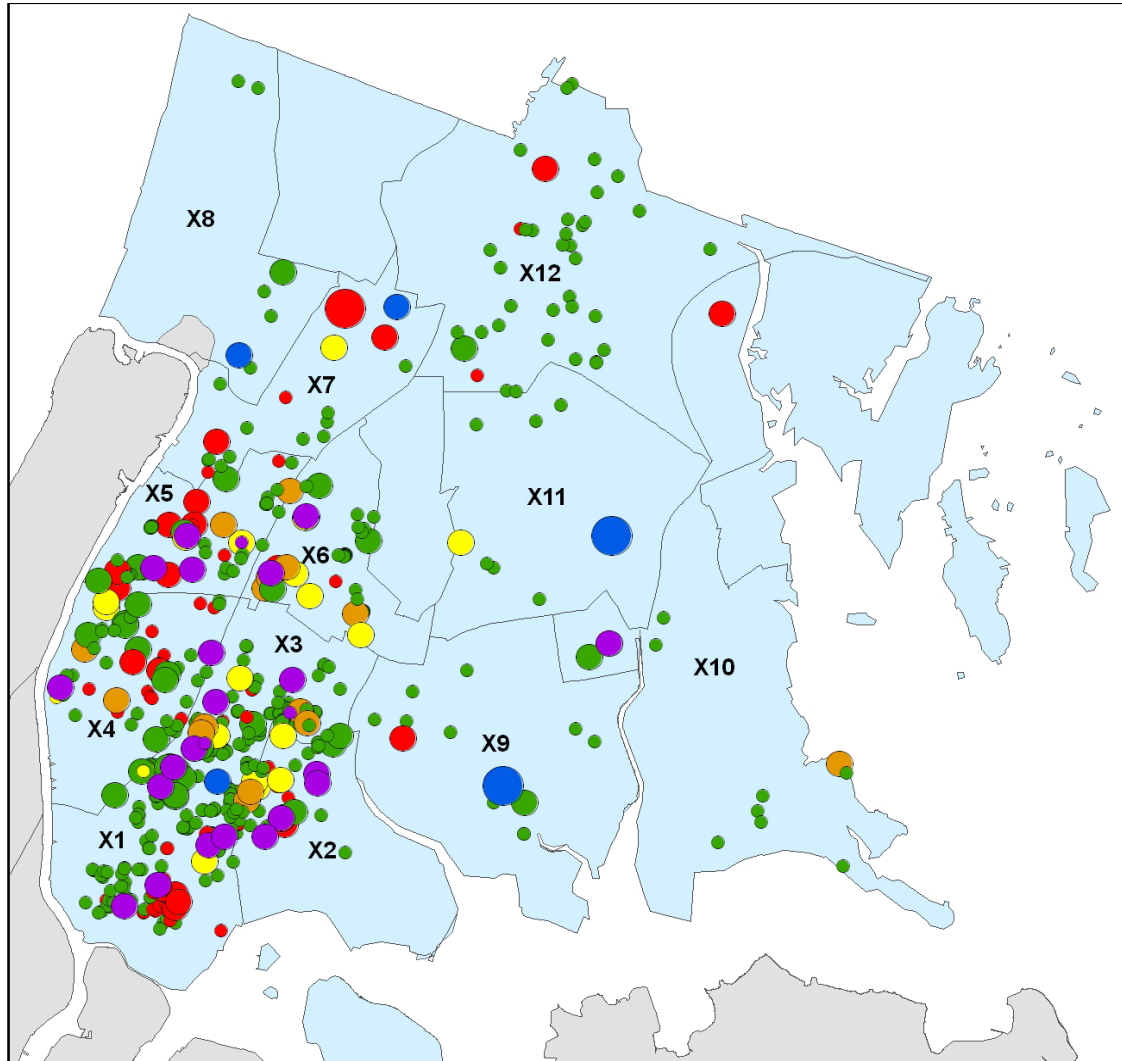
## New Housing Marketplace Plan Units Financed, Manhattan



SOURCES: IBO: Housing Preservation and Development

NOTES: Addresses geocoded by IBO using the NYC Department of City Planning DCPLION, Release 07c and ArcGIS 9.2.

## New Housing Marketplace Plan Units Financed, Bronx



### Starts by Program Type 421A Affordable Housing

#### Article 8A Loan

50 Units or Fewer

51 to 400 Units

400 to 1,000 Units

#### Mitchell-Lama

50 Units or Fewer

51 to 400 Units

400 to 1,000 Units

#### LAMP

50 Units or Fewer

51 to 400 Units

400 to 1,000 Units

50 Units or Fewer

51 to 400 Units

400 to 1,000 Units

### Mixed Income Rental Program

50 Units or Fewer

51 to 400 Units

400 to 1,000 Units

### All Other Programs

50 Units or Fewer

51 to 400 Units

400 to 1,000 Units

The Bronx

All Other Boroughs

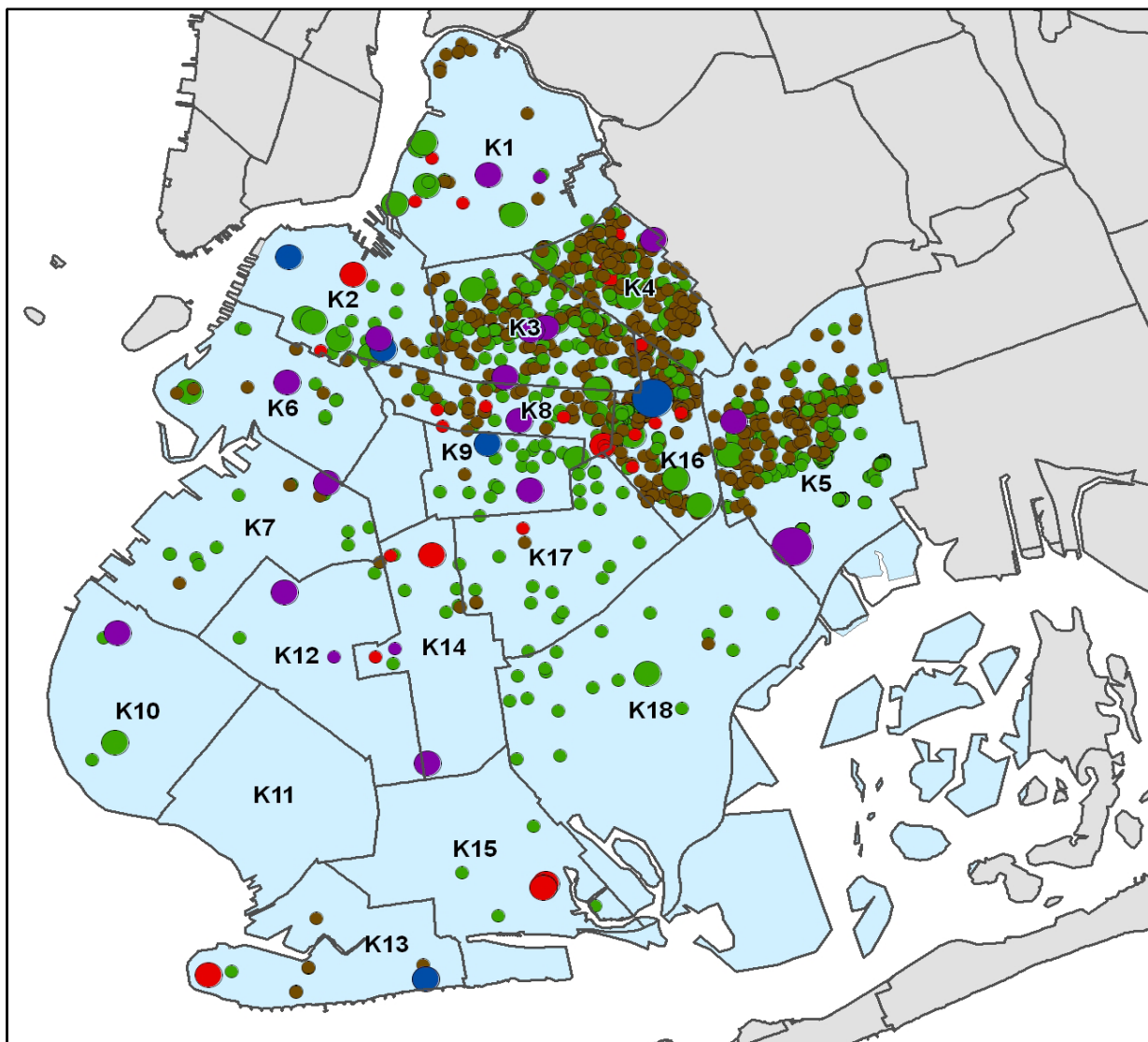
Community District

SOURCES: IBO; Housing Preservation and Development

NOTES: Addresses geocoded by IBO using the NYC Department of City Planning DCPLION, Release 07c and ArcGIS 9.2.



## New Housing Marketplace Plan Units Financed, Brooklyn



### Starts by Program Type Mitchell-Lama

### All Other Programs

#### LAMP

- 50 Units or Fewer
- 51 to 400 Units
- 400 to 716 Units

#### In Rem

- 50 Units or Fewer
- 51 to 400 Units
- 400 to 716 Units

- 50 Units or Fewer
- 51 to 400 Units
- 400 to 716 Units

#### Article 8A

- 50 Units or Fewer
- 51 to 400 Units
- 400 to 716 Units

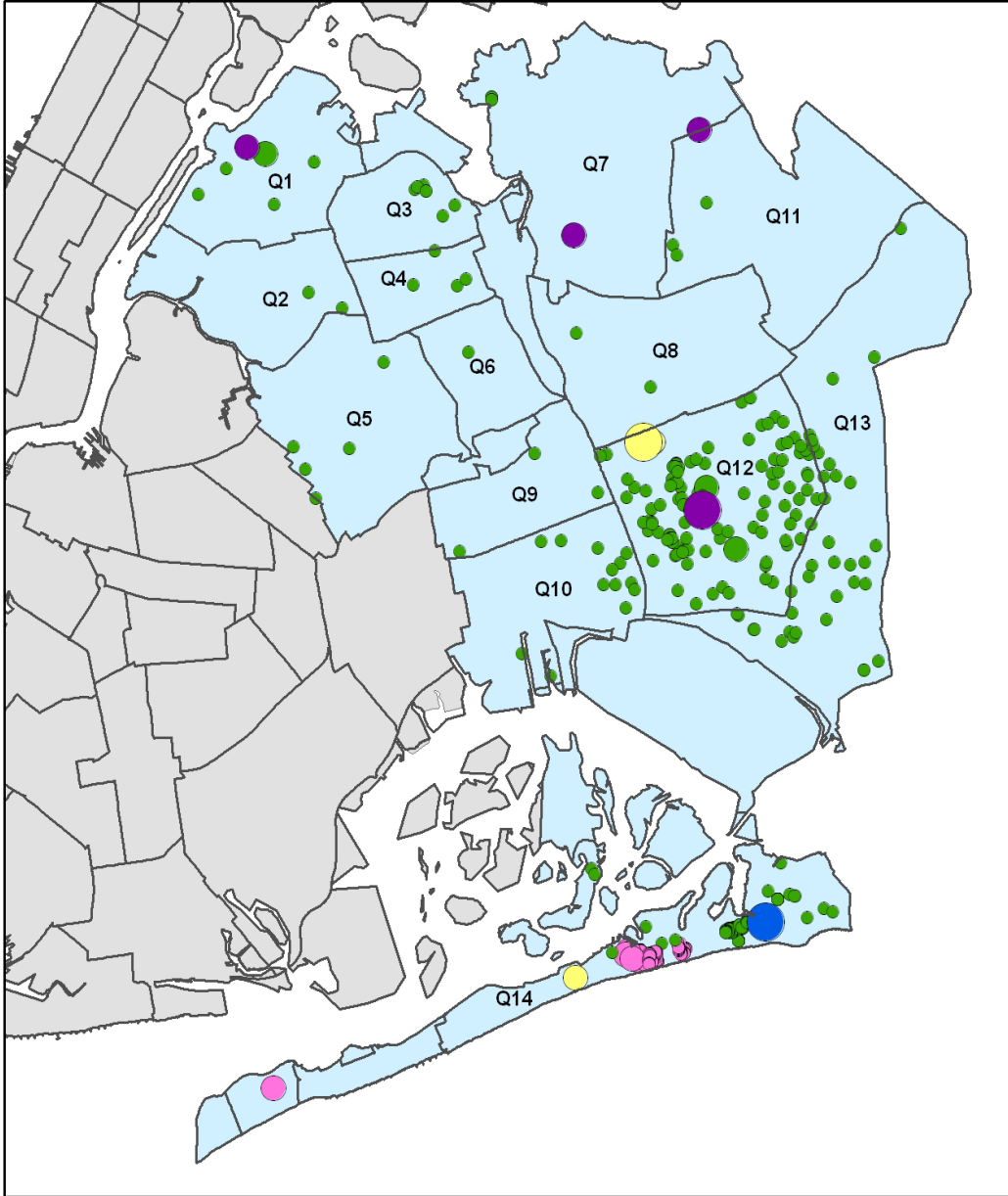
- 50 Units or Fewer
- 51 to 400 Units
- 400 to 716 Units

- Brooklyn
- All Other Boroughs
- Community District

SOURCES: IBO; Housing Preservation and Development

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## New Housing Marketplace Plan Units Financed, Queens



### Starts by Program Type LAMP

#### Mitchell-Lama

- 50 or Fewer Units
- 51 to 250 Units
- 251 to 462 Units

#### Arverne

- 50 or Fewer Units
- 51 to 250 Units
- 251 to 462 Units

### All Other Programs

#### New HOP

- 50 or Fewer Units
- 51 to 250 Units
- 251 to 462 Units

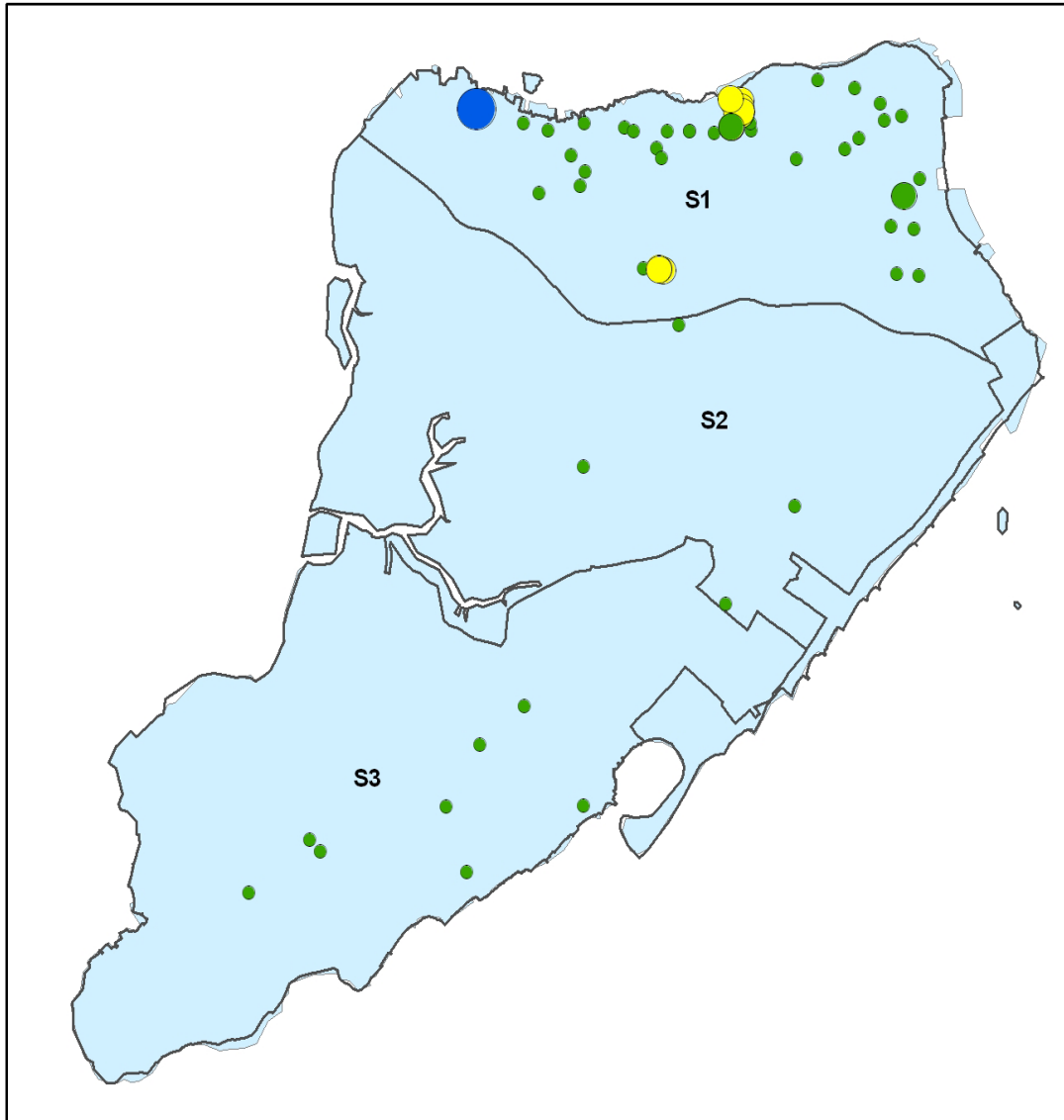
- 50 or Fewer Units
- 51 to 250 Units
- 251 to 462 Units

- Queens
- All Other Boroughs
- Community District

SOURCES: IBO; Housing Preservation and Development

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## New Housing Marketplace Plan Units Financed, Staten Island



### Starts by Program Type 421A Affordable Housing All Other Programs

#### Mitchell-Lama

- 10 Units or Fewer
- 11 to 20 Units
- 20 to 536 Units

- 10 Units or Fewer
- 11 to 20 Units
- 20 to 536 Units

- 10 Units or Fewer
- 11 to 20 Units
- 20 to 536 Units

- Staten Island
- All Other Boroughs
- Community District

SOURCES: IBO; Housing Preservation and Development

NOTES: Addresses geocoded by IBO using the NYC Department of City Planning DCPLION, Release 07c and ArcGIS 9.2.



## NHMP Unit Starts by Borough

Unit Starts

Program	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
203(K) PROGRAM		35	45			80
7A FINANCIAL ASSISTANCE	25	240	160	14	10	449
85/85 PROGRAM / PHHFP	42					42
ARTICLE 8A LOAN	4,430	1,486	2,396			8,312
ARVERNE				1,099		1,099
ASSET CONTROL AREA	10	6		8	4	28
CITY COUNCIL MIXED INCOME		133				133
CORNERSTONE	1,162	922	3,408			5,492
DHF/ HUD MULTI-FAMILY PROGRAM		489	447			936
DHF/INCLUSIONARY HOUSING PROGRAM		72	820			892
HABITAT		41	6	6		53
HIP PROGRAM	18	57		33	4	112
HOMELESS HOUSING ASSISTANCE PROGRAM	38		96			134
HOMEWORKS	2	117	32	5		156
HOMEWORKS_203K	11	26	19	15		71
HOMEWORKS_TPT		8				8
HOUSING TRUST FUND	870	322	293			1,485
LAMP	2,239	2,719	936	680	13	6,587
MISCELLANEOUS			22			22
MISCELLANEOUS SR. HOUSING				184		184
Mitchell-Lama	2,718	1,700	8,394	462	536	13,810
MIXED INCOME RENTAL PROGRAM	1,479	84	156	54		1,773
NEHEMIAH	18	184				202
NEIGHBORHOOD ENTREPRENEUR PROGRAM	654	702	812			2,168
NEIGHBORHOOD HOMES PROGRAM	104	611	731	11		1,457
NEIGHBORHOOD REDEVELOPMENT PROGRAM	303	388	700	25		1,416
NEW FOUNDATIONS	218	444	4	24		690
New HOP	225	458	324	598		1,605
NEW NEIGHBORS	28					28
NEW PARTNERS PROGRAM	16					16
NHS	108	76	1	84	33	302
NYCHA PARTNERSHIP	331		37			368
OFFICE OF MENTAL HEALTH		44	50			94
PARTICIPATION LOAN PROGRAM	1,073	384	942			2,399
PARTICIPATION LOAN PROGRAM NEW CONSTRUCTION	170	347				517
PARTICIPATION LOAN PROGRAM_TPT	203	266	163	6		638
PARTNERSHIP NEW HOMES	186	184	17	213		600
SCHAP	22	143	2	75	19	261
SECTION 202	495	417	213			1,125
SMALL BUILDINGS LOAN PROGRAM	43	64	78			185
SMALL HOMES PROGRAM	8	45	18			71
SPECIAL PROJECTS / DAMP	47	22	18			87
STAND ALONE TAX CREDITS		37		85		122
STOREWORKS	11	107		3		121
SUPPORTIVE HOUSING LOAN PROGRAM	450	698	699	8	19	1,874
TENANT INTERIM LEASE	136	55	589			780
TENANT INTERIM LEASE - 2		83	62			145
THIRD PARTY TRANSFERS	3	8		10		21
TIP 421-A AFFORDABLE HOUSING	1,960		100		227	2,287
VACANT BUILDING 2000			59			59
<b>Grand Total</b>	<b>19,856</b>	<b>14,224</b>	<b>22,849</b>	<b>3,702</b>	<b>865</b>	<b>61,496</b>

SOURCES: IBO; Housing Preservation and Development.