

# EXPLORING THE RELATIONSHIP BETWEEN AFFORDABLE HOUSING INCOME LIMITS AND NEIGHBORHOOD INCOMES

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Sarah Stefanski  
Senior Budget & Policy Analyst  
New York City Independent Budget Office  
May 15, 2019



New York City  
Independent Budget Office  
Ronnie Lowenstein, Director

110 William St., 14th floor  
New York, NY 10038  
Tel. (212) 442-0632

Fax (212) 442-0350  
[iboenews@ibo.nyc.ny.us](mailto:iboenews@ibo.nyc.ny.us)  
[www.ibo.nyc.ny.us](http://www.ibo.nyc.ny.us)

The logo consists of the letters 'IBO' in a bold, white, sans-serif font. The 'I' is a single vertical bar, while the 'B' and 'O' are more complex, with the 'B' having a horizontal bar and the 'O' being a simple circle. They are all connected together.

**IBO**

New York City  
Independent  
Budget Office

# #AffordableForWhom



**Eric Adams**  @BPEricAdams · 31 Jan 2018

A \$2,253-a-month one-bedroom apartment is not [#affordablehousing](#), not in [#EastWilliamsburg](#) or anywhere else. This is what Brooklynites mean when they ask "[#affordableforwhom?](#)" @NYCGov needs to do better.



**CASA New Settlement** @CASABronx · 7 Dec 2017

We demand that you build fewer units so that they are affordable to the people in the Bronx! [#realaffordablehousing](#) [#OurBronx](#) [#AffordableForWho](#)



**Brooklyn A** @BKALegal · 10 Mar 2018

BKA asks: Affordable for whom? De Blasio's goal to create 300,000 units of affordable housing by 2026 seems to be on track. But how many people in areas where this "affordable" housing is put up can actually afford it?  
[#Affordableforwhom](#) [ow.ly/stAl30iR4ep](https://ow.ly/stAl30iR4ep)



# New York City's Affordable Housing Plan

300,000 Housing Units

12 Years

5 Income Groups

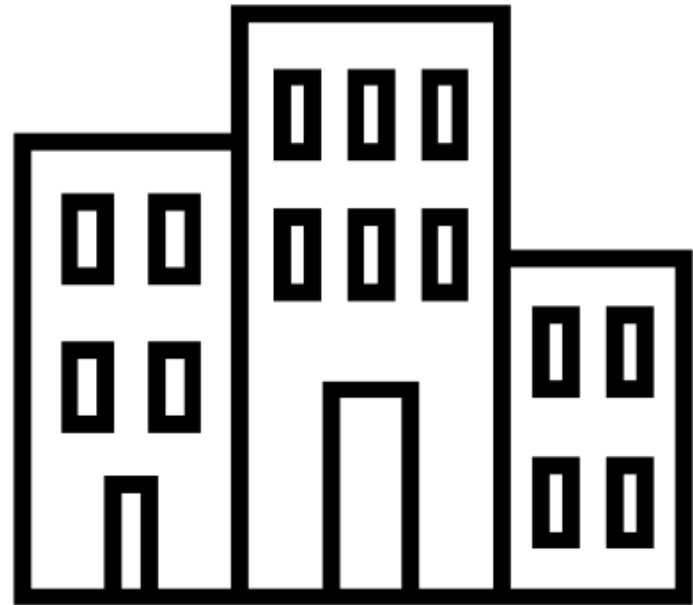
Extremely low

Very low

Low

Moderate

Middle



## Very Low Income

Household  
Size

Income Range



\$19,050



\$31,750



\$21,800



\$36,250



\$24,500



\$40,800



\$27,200



\$45,300

# Housing Department Data

Number of Apartments



Location of Apartments

Income Restrictions

Extremely low  
Very low  
Low  
Moderate  
Middle

# ACS 2012-2016 5-Year Estimates

Distribution of Household Size

*Table S2501*



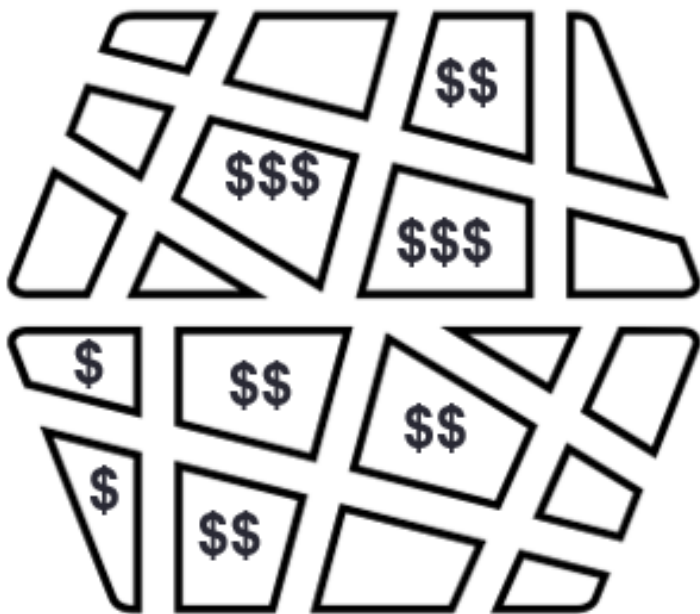
Median Household Income by  
Household Size

*Table B19019*



# Roadmap of Research Design

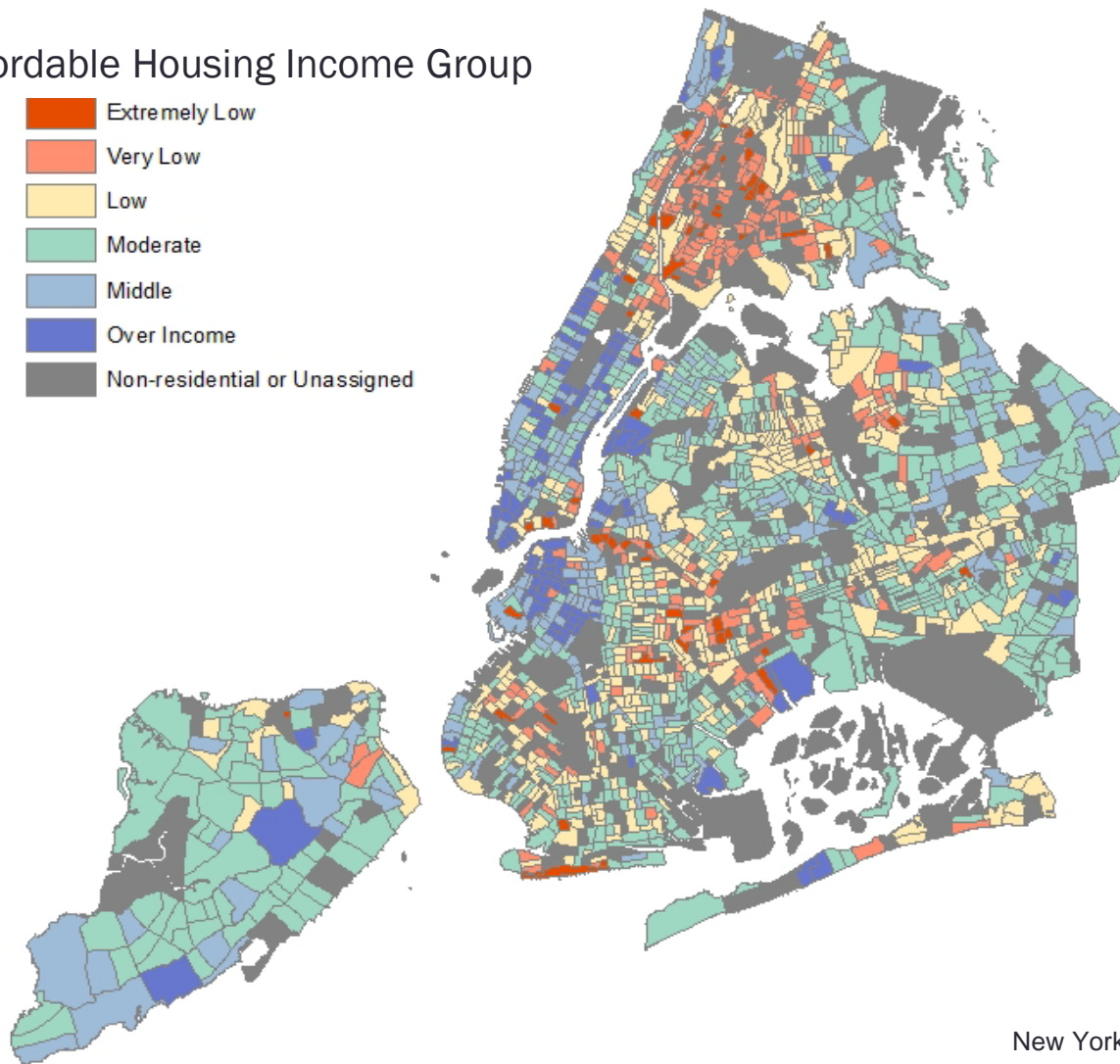
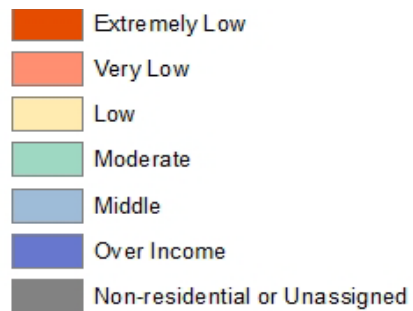
How do the income restrictions of New York City's affordable housing compare to area incomes?



# New York City

## 2,168 Census Tracts

Affordable Housing Income Group

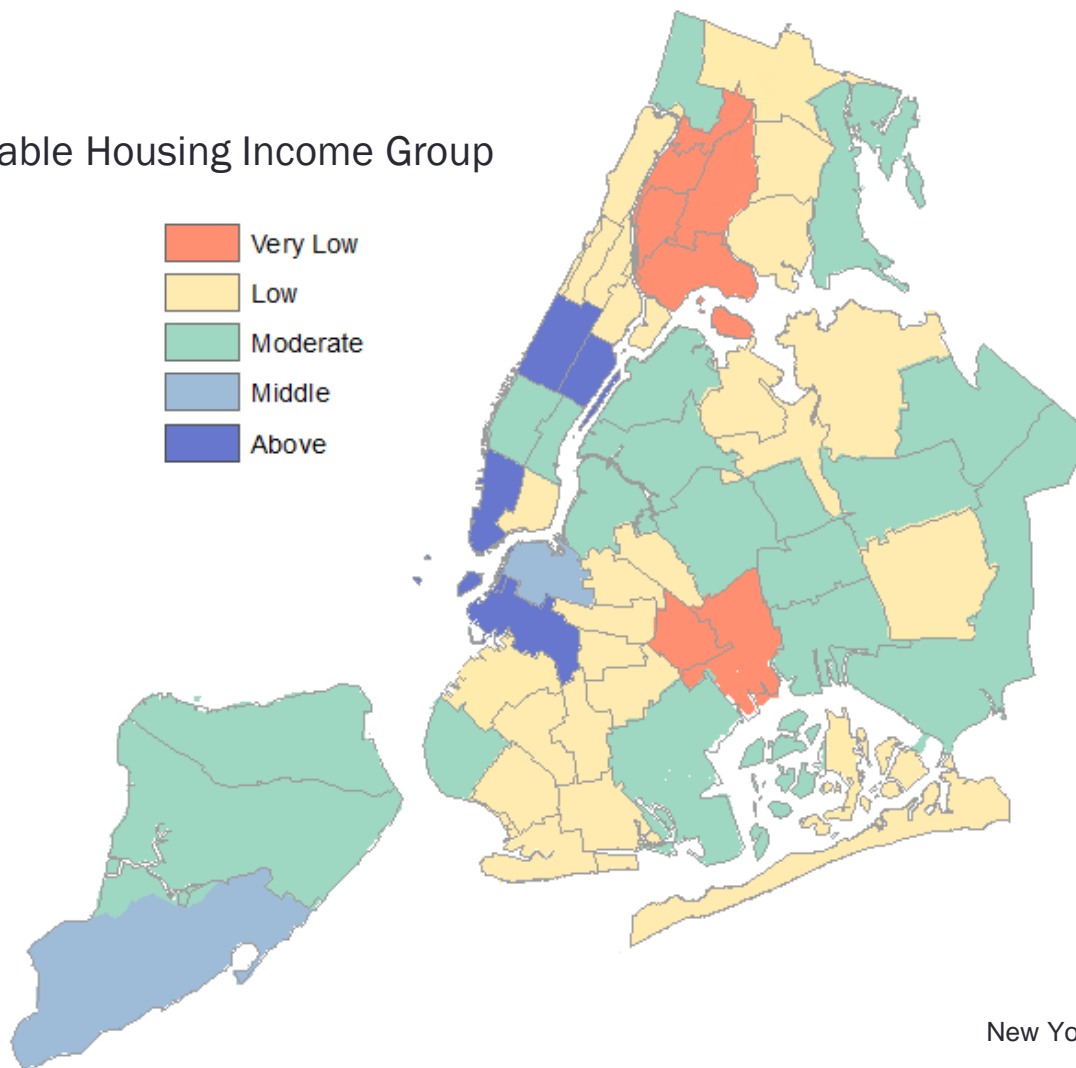




# New York City

## 55 Public Use Microdata Areas (PUMA)

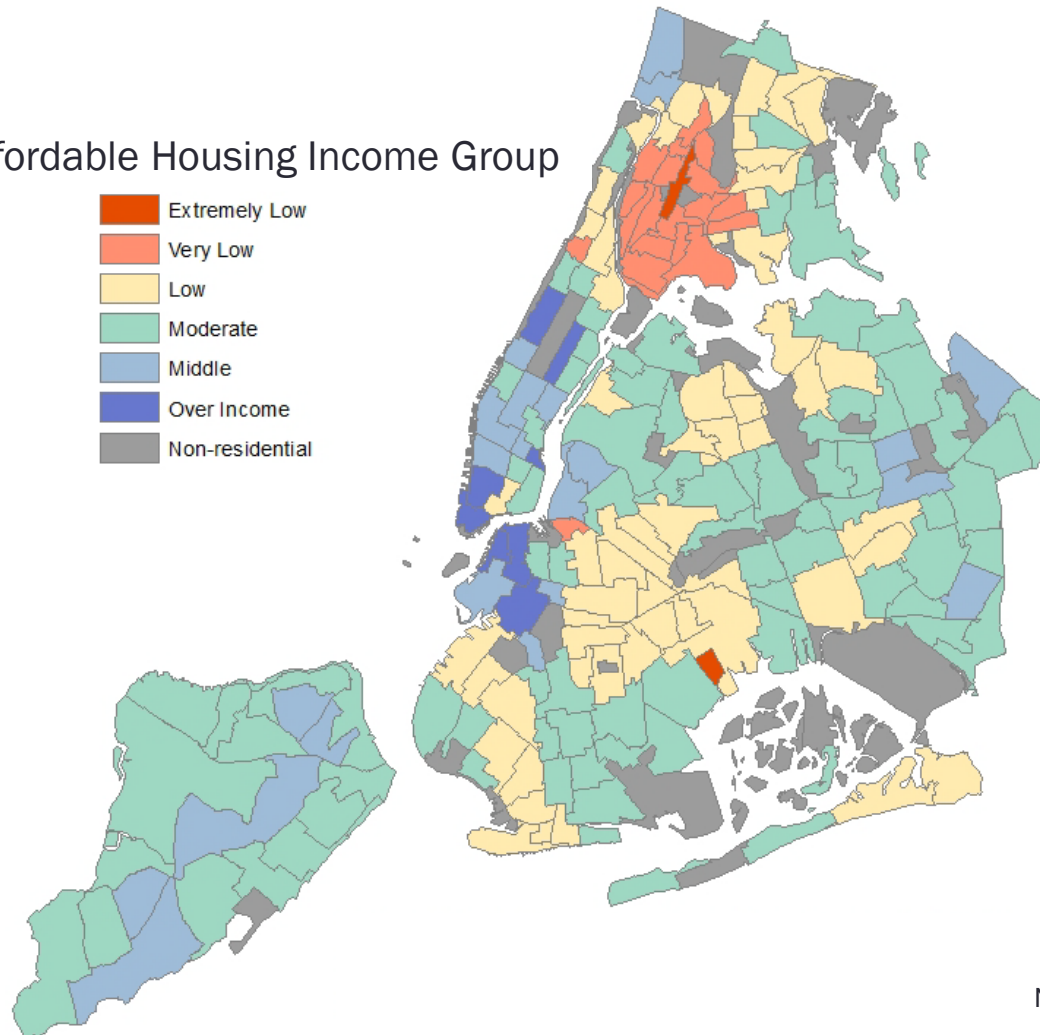
Affordable Housing Income Group



# New York City

## 195 Neighborhood Tabulation Areas

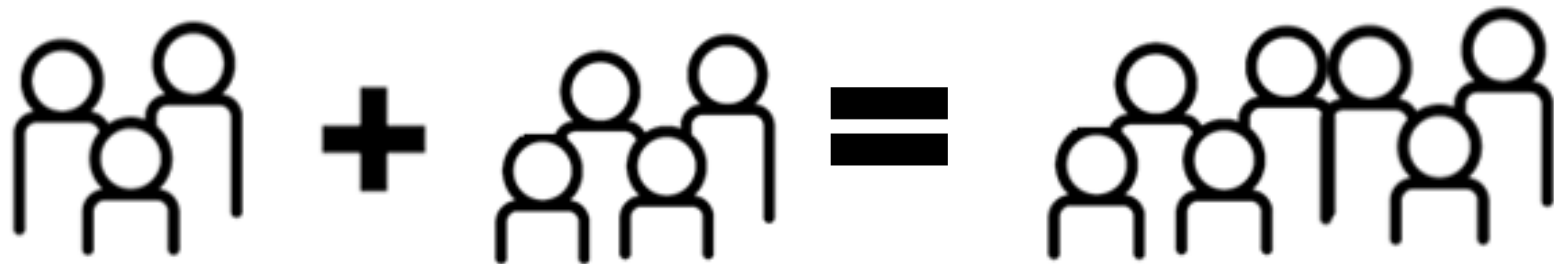
Affordable Housing Income Group



# Determine Median Household Size

Census Tract

Neighborhood  
Tabulation Area



Median Household Size by  
Neighborhood

# Estimate Incomes Associated with Median Household Size

Average the  
Median Census  
Tract Incomes

Weighted by  
Number of  
Households in  
the Census  
Tract

Typical Household  
Income by  
Neighborhood



# Assign Neighborhoods to Affordable Housing Income Group



2 Person Household  
\$32,000 Income



## Very Low Income



\$19,050

\$31,750

\$21,800

\$36,250

\$24,500

\$40,800

\$27,200

\$45,300

# Research Results

Earns Too Little  
to Qualify for  
Neighborhood's  
Affordable  
Housing

24%

Earns Too Much  
to Qualify for  
Neighborhood's  
Affordable  
Housing

51%

Would Qualify  
for Neighborhood  
Affordable Housing

25%

# Research Results



SARAH STEFANSKI

Senior Budget and Policy Analyst

New York City Independent Budget Office

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Email: [SarahS@ibo.nyc.ny.us](mailto:SarahS@ibo.nyc.ny.us)

Twitter: [@nycibo](https://twitter.com/nycibo)



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Icon visuals courtesy of The Noun Project

*Miranda*

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*Batibull*