EXPLORING THE RELATIONSHIP BETWEEN
AFFORDABLE HOUSING INCOME LIMITS AND
NEIGHBORHOOD INCOMES

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#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 Brooklynnites 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
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

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Range</th>
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<tbody>
<tr>
<td></td>
<td>$19,050</td>
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<td>$21,800</td>
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<td>$24,500</td>
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<td>$27,200</td>
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</tbody>
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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

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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
- Extremely Low
- Very Low
- Low
- Moderate
- Middle
- Over Income
- Non-residential or Unassigned
New York City
195 Neighborhood Tabulation Areas

Affordable Housing Income Group
- Extremely Low
- Very Low
- Low
- Moderate
- Middle
- Over Income
- Non-residential
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

Very Low Income

2 Person Household
$32,000 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%
- Would Qualify for Neighborhood Affordable Housing: 25%
- Earns Too Much to Qualify for Neighborhood’s Affordable Housing: 51%

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Research Results

Typical Neighborhood Income Lower Than Affordable Housing Income Group

- Middle Income Housing

Typical Neighborhood Income Eligible for Affordable Housing

- Moderate Income Housing
  - Low Income Housing
    - Very Low Income Housing
  - Extremely Low Income Housing

Typical Neighborhood Income Higher Than Affordable Housing Income Group

- Middle Income Housing
- Moderate Income Housing
- Low Income Housing
- Very Low Income Housing
- Extremely Low Income Housing
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Icon visuals courtesy of The Noun Project

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