Legislation Details (With Text)

File #:	Res 0672-2018	**Version:**	*	**Name:**	Calling upon the US Congress and urging the Secretary of the US Dept of Housing and Urban Development to take action to exclude Westchester, Rockland, and Putnam counties from NYC's AMI calculation, so that only the City's five boroughs are taken into acc
Type:	Resolution			**Status:**	Filed (End of Session)
				In control:	Committee on Housing and Buildings
On agenda:	12/20/2018				
Enactment date:				**Enactment #:**	

Title: Resolution calling upon the United States Congress and urging the Secretary of the United States Department of Housing and Urban Development to take action to exclude Westchester, Rockland, and Putnam counties from New York City's AMI calculation, so that only the City's five boroughs are taken into account.

Sponsors: Laurie A. Cumbo, Francisco P. Moya, Margaret S. Chin, Robert E. Cornegy, Jr.

Indexes:

Attachments: 1. Res. No. 672, 2. December 20, 2018 - Stated Meeting Agenda with Links to Files, 3. Hearing Transcript - Stated Meeting 12-20-2018, 4. Minutes of the Stated Meeting - December 20, 2018

Date	Ver.	Action By	Action	Result
12/20/2018	*	City Council	Introduced by Council	
12/20/2018	*	City Council	Referred to Comm by Council	
12/31/2021	*	City Council	Filed (End of Session)	

Res. No. 672

Resolution calling upon the United States Congress and urging the Secretary of the United States Department of Housing and Urban Development to take action to exclude Westchester, Rockland, and Putnam counties from New York City's AMI calculation, so that only the City's five boroughs are taken into account.

By Council Members Cumbo, Moya, Chin and Cornegy

Whereas, The United States Department of Housing and Urban Development (HUD) calculates the Area Median Income (AMI) for every metropolitan region in the country each year by focusing on the median household incomes for the metropolitan regions around cities, rather than just the city itself; and

Whereas, For this reason, HUD includes households in Westchester, Putnam and Rockland counties, in addition to New York City (NYC)'s five boroughs, in determining NYC's AMI; and

Whereas, Westchester and Rockland counties, especially, have comparably higher median household

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incomes than NYC, with Westchester's median household income at $83,422, Rockland's at $85,808, and NYC's at $50,700, causing NYC's AMI to be 20 to 30 percent higher than it would be if only the five boroughs were considered; and

Whereas, Because NYC uses the AMI as its affordability baseline and therefore allows it to determine eligibility for affordable housing programs, the incomes levels required can be artificially high to the extent that average residents of low- and moderate-income communities in NYC cannot afford the dedicated, subsidized housing built in their neighborhoods; and

Whereas, This approach contributes to the existing affordable housing crisis in NYC, especially for poor families, one-in-five of which fall below the federal poverty threshold of $24,600; and

Whereas, Congress has already passed legislation exempting Westchester and Rockland counties from considering NYC in their AMI calculations, based largely on the fact that the City's income levels would decrease and thereby negatively influence the AMI levels for those areas; and

Whereas, HUD reconsiders its calculation and policies annually and has the ability to change the calculation it uses to determine the AMI for NYC; and

Resolved, That the Council of the City of New York calls upon the United States Congress and urges the Secretary of the United States Department of Housing and Urban Development to take action to exclude Westchester, Rockland, and Putnam counties from New York City's AMI calculation, so that only the City's five boroughs are taken into account.

BM
LS # 4754
8/22/18 4:00 p.m.