



## Legislation Text

**File #:** Res 0797-2003, **Version:** \*

Res. No. 797

Resolution calling upon the City of New York to base its affordable housing guidelines on the New York City median income, rather than the Area Median Income, to ensure that its subsidized housing programs are made more available and affordable to working families making at or below the New York City median income; and to increase its use of subsidies for construction of new rental units to further improve affordable housing opportunities for households earning less than the New York City median income.

By Council Members Monserrate, Sanders, Foster, Rivera, Clarke, Brewer, Liu, Vann, Reyna, Lopez, Serrano, Barron, Quinn, Yassky, Baez, Comrie, Fidler, Gerson, Gioia, Jackson, Jennings, Martinez, Perkins, Reed, Seabrook and Stewart

Whereas, There is an affordable housing crisis in New York City, especially for households earning less than the New York City median income of \$38,870; and

Whereas, The City uses the median income of the New York Primary Metropolitan Statistical Area (PMSA), which includes not just the households in New York City but also those in Westchester, Putnam and Rockland Counties, in determining eligibility to benefit from its affordable housing programs; and

Whereas, The Area Median Income (AMI) for a family of four residing within the New York PMSA is currently \$62,800, as compared to New York City's median income of \$38,870; and

Whereas, In February 2003, New York ACORN issued a report entitled, "Neighborhoods For Sale: An Assessment of New York City's Subsidized Housing & Vacant Land Use Policies in Low-Income Neighborhoods" (ACORN Report), in which it was determined that the median income of ten target neighborhood areas in New York City falls below \$22,000; and

Whereas, The ACORN Report indicates that because the City uses the AMI as its affordability baseline, less than 7% of the newly constructed subsidized housing is built for or affordable to households under the New York City median income and average residents of low- and moderate-income communities cannot afford subsidized housing built in their neighborhoods; and

Whereas, The City's new construction programs involve the creation of housing that an overwhelming majority of working families earning less than the New York City median income cannot afford; now, therefore, be it

Resolved, That the Council of the City of New York calls upon the City to base its affordable housing guidelines on the New York City median income, rather than the Area Median Income, and to ensure that its subsidized housing programs are made more available and affordable to working families making at or below the New York City median income; and, be it further

Resolved, That the Council of the City of New York calls upon the City to increase its use of subsidies for construction of new rental units to further improve affordable housing opportunities for households earning less than the New York City median income.

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