What is the scope of the preservation challenge for dedicated affordable rental housing, i.e., housing subject to rent and tenant-income restrictions?

This guidance identifies key data points that can be displayed (“visualized”) and woven into a narrative that presents basic facts that can shed light on the potential impact across your jurisdiction of the loss of dedicated affordable units as rent and tenant-income restrictions expire. An additional threat, not covered here, is deterioration in the quality of this housing.)

Key data points
To analyze the potential impact across your jurisdiction of the loss of dedicated affordable units as rent and tenant-income restrictions expire, we identify the following key data points that are relatively easy to gather from generally available data sources.

- How many of your rental units were built under a government program that required rent and income restrictions in exchange for a government benefit?
- How many of these dedicated affordable rental units will expire out of affordability requirements within the next few years?
- Where are they located?

Weave together the relevant data points
The data points can be woven together into a single narrative to show the scale of and threats to your existing stock of dedicated affordable rental units. The narrative can be illustrated by converting/translating the data points in figures, tables, maps, or other visualizations that show how housing needs have changed over time or how they compare to other jurisdictions (e.g., the nation as a whole, the rest of the region, or other near-by jurisdictions) or even how needs vary across neighborhoods within your jurisdiction.

Prototypical presentation: a New York City example
The following example shows how data points can be displayed and woven together to show the scale of and threats to the existing stock of dedicated affordable rental units in New York City.
You can learn how to replicate these same visualizations using data for your locality by clicking on the relevant visualization or by using the navigation column on the left to go the Visualization landing page where you will find a directory for all of the visualizations.

**New York City Faces Significant Risk of Loss of Its Dedicated Affordable Rental Housing Stock**

In 2017, federally subsidized units accounted for nearly 400,000 rental units or over 11 percent of New York City’s rental stock with public housing accounting for the largest share (177,000 units) and those produced using the still-producing Low Income Housing Tax Credit program (LIHTC) next in size at almost 150,000 units.

**Number of Federally Subsidized Housing Units by Program in 2017, New York City**

<table>
<thead>
<tr>
<th>Program</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD Finance and Insurance</td>
<td>20,000</td>
</tr>
<tr>
<td>HUD Project-based Rental Assistance</td>
<td>50,000</td>
</tr>
<tr>
<td>Low Income Housing Tax Credit</td>
<td>150,000</td>
</tr>
<tr>
<td>Public Housing</td>
<td>177,000</td>
</tr>
<tr>
<td>Other</td>
<td>150,000</td>
</tr>
</tbody>
</table>

*Source: National Housing Preservation Database (for program descriptions see: https://preservationdatabase.org/documentation/program-descriptions/)*

**FOOTNOTE:** This figure shows the total number of federally subsidized units which are provided in the National Housing Preservation Database. You may also want to include information on any additional local- or state-funded affordable housing units that have time-limited use restrictions.

**Expiration of Affordability Restrictions for Dedicated Affordable Housing in New York City**

By 2020, nearly 7,000 units of federally subsidized affordable housing are at-risk of expiring out of affordability restrictions unless renewed or otherwise extended. Another roughly 47,000 units are at-risk of expiring out of affordability restrictions between 2020 and 2030. After 2030, the remaining non-public housing federally subsidized units totaling nearly 172,000 will be at risk.
Number of Federally Subsidized Housing Units by Expiration Date, New York City

Source: National Housing Preservation Database

FOOTNOTE: This figure shows the total number of federally subsidized units which are provided in the National Housing Preservation Database. Public housing units are not included because they are permanently affordable and do not have an expiration date. You may also want to include information on expiring use restrictions on any additional local- or state-funded affordable housing units.

Location of Dedicated Affordable Housing in New York City

Federally subsidized units at particular risk of going market rate are those in Manhattan and Brooklyn neighborhoods where median rents exceed $1750. Rents levels tend to be much lower in the Bronx and Northern Manhattan where these dedicated affordable housing units are also clustered. Staten Island and Queens have the fewest federally subsidized properties.

Location of Federally Subsidized Properties and Median Rent by Census Tract
Source: National Housing Preservation Database, American Community Survey (via FactFinder)

FOOTNOTE: This figure only shows the total number of federally subsidized units which are provided in the National Housing Preservation Database. Your locality or state may also have funded additional dedicated affordable housing units.
See also:
Federally subsidized housing units by program, New York City
Federally subsidized housing units by expiration date, New York City
Location of federally subsidized properties and median rent by census tract, New York City