

BUILDING A STRONGER WESTERN NEW YORK REGION WITH THE POWER OF AFFORDABLE HOUSING.

New York's WNY region is facing a housing crisis. More than half of renters pay over 30% of their income for housing. Additionally, more than 237,000 WNY residents live below the federal poverty line, according to U.S. Census data.

Federal elected officials play a vital role in building and preserving housing that low- and middle-income New Yorkers so desperately need. The New York State Association for Affordable Housing (NYSFAH) seeks your support on key legislative and budget items to ensure the continued production of affordable housing for your constituents.

NYSFAH is the industry trade association that connects and informs key stakeholders. NYSFAH members include developers, contractors, professional service firms, and financial institutions constructing and preserving affordable housing. Our members collectively build and preserve the vast majority of New York State's affordable housing.

What Is Affordable Housing?

Affordable units meet all the following criteria:

- Less than 30% of the tenant's gross household income is spent on housing costs
- Public resources are used to fund the units
- Tenants must meet certain income requirements to qualify*

* Income thresholds are based on Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development.

How does Affordable Housing Impact Neighborhoods?

Investment in affordable housing drives economic growth and benefits communities. New construction revitalizes neighborhoods and attracts businesses, services, residential construction and other private and public investment.

A 100-unit affordable housing development in New York State typically generates::

- 175 construction jobs and an additional 20 permanent jobs
- \$29.6 million in economic spending during construction and \$3.6 million in sustained local economic activity
- \$9.6 million in worker compensation during construction and \$1.3 million in annual worker compensation thereafter

How Is Affordable Housing Financed?

Affordable housing developers utilize more than 150 local, state and federal programs to help finance development.

- Low Income Housing Tax Credit (LIHTC): provides a dollar-for-dollar reduction in federal tax liability to investors in affordable housing projects for households at or below 60% AMI. LIHTC is the largest driver of affordable housing production nationally.
- Direct appropriation or subsidy: one-time or ongoing assistance. Subsidies include grants, rental vouchers, and loans provided by the local, state and/or federal government at below market rate terms.
- In-kind subsidy: low-cost land or property conveyed at below market rate terms.
- Tax relief: incentives, deductions, abatements, and exemptions provided to the project owner in exchange for making units affordable to tenants.

Affordability Crisis in New York State.

- 3 million households in New York State are considered rent burdened, paying more than 30% of their gross monthly income on housing
- More than 1.5 million households are severely rent burdened, paying more than 50% of their gross monthly income on housing

In Your Region: Western New York

County	Population	Median Household Income	Unemployment Status	Percent Below Poverty Level	Percent Rental Units	Rent-Burdened* Households
Allegany	48,070	\$42,776	5.20%	17%	25%	54%
Cattaraugus	78,962	\$42,601	4.90%	18%	26%	48%
Chautauqua	132,646	\$42,993	4.50%	19%	28%	51%
Erie	921,584	\$51,247	4.40%	15%	34%	50%
Niagara	214,150	\$49,449	4.70%	14%	27%	51%

Data Sources: U.S. Census Bureau, 2016 American Community Survey 5-Year Estimates
U.S. Census Bureau, 2016 ACS Population Estimates

Note: American Community Survey (ACS) data is survey-based and subject to sampling error. Since ACS variables change over time, some areas or subjects must be compared with caution, or not at all.

*Households spending at least 30% of gross income on rent.

The Power of Affordable Housing in Action:

Woolworth Apartments (Watertown, NY)



County: Erie

Developer: Georgica Green Ventures & White Birch Enterprises LLC

- The mail chute and the original sign with office tenant names are still prominently displayed in the lobby from when the building was constructed in 1921. The vault from the old Watertown Savings Bank — minus the steel door — has been turned into a library for tenants
- 35 one-bedroom and 15 two-bedroom units. Depending on tenant income levels, the one-bedrooms cost \$434 to \$570 per month and the two-bedrooms go for \$515 to \$690. Residency in all of the apartments at Woolworth Apartments is limited to those households having moderate to low incomes
- 11,000 square feet of commercial space on the ground floor and another 5,000 square feet of space in the basement with room for either one or two large commercial tenants for the former Woolworth store space and the building sits next to the CitiBus loop and within walking distance of restaurants and retail shops
- A 31-space parking lot was finished across the street

Cloisters at the Meadows (Village of Akron, NY)



County: Erie

Developer: ODS Management, Inc.

- 112 one and two-bedroom units for seniors 62+ and persons with disabilities. Preservation of two existing adjacent USDA RD Section 515 projects combined into one ownership.
- 77 units at 50% AMI; 27 units at 60% AMI; 8 units at 80% AMI
- Sources – LIHC, SLIHC, CIF, Section 515 loan (assumed), RD Protective Advance, Property Reserves, Interim Income



WHAT CAN YOU DO TO SUPPORT MORE AFFORDABLE HOUSING?

- Protect and strengthen the Low-Income Housing Tax Credit (LIHTC):
 - Establish a permanent minimum 4% credit rate for LIHTC acquisitions.
 - Support LIHTC Income Averaging which will make it easier to build housing affordable to both extremely low-income and moderate-income households by raising the LIHTC income limit and allowing cross subsidization of rents.
- Learn more about affordable housing in your area by meeting with developers, residents and community leaders who witness firsthand the benefits of these efforts.
- Help us get the word out by highlighting new affordable housing developments in your newsletters, press releases, on your website and through other communications.
- Stay in touch with NYSFAH and local affordable housing developers to learn more about new policies and legislative initiatives that affect the industry and can help produce more affordable housing.