



Department of
Housing Preservation
& Development
nyc.gov/hpd

Office of the Commissioner
100 Gold Street
New York, N.Y. 10038

Adolfo Carrión, Jr.
Commissioner

April 25, 2022

Honorable Eric Adams
Mayor, The City of New York
City Hall
New York, N.Y. 10007

Re: Report to the Mayor and City Council
Plan to Develop an Integrated Tracking System for Expiring Affordable Housing

Dear Mayor Adams:

Enclosed please find the Department of Housing Preservation and Development's plan to develop an integrated tracking system for expiring affordable housing pursuant to Local Law 136 of 2018, in accordance with Administrative Code § 26-2203. The report describes the department's plan to develop a system that integrates information about affordable housing projects, their affordability requirements, and the start and expiration dates for all agency-administered regulatory agreements.

Thank you for your time and attention to the report.

Sincerely,

A handwritten signature in black ink, appearing to read "Adolfo Carrión Jr.", written over a printed name.

Attachment
LL 136 Council Mayor Status Update CY22

Administrative Code § 26-2203 Annual Report April 25, 2022

As part of on-going efforts to preserve the affordability of New York City's housing stock, the City Council and Mayor enacted LL136 of 2018 which requires the Department of Housing Preservation and Development ("Department") to develop a tracking system that integrates the following regulatory data for dwelling units with income restrictions imposed by a Department-administered regulatory agreement:

- Regulatory Start Date
- Regulatory Expiration Date
- Location
- Area Median Income Restriction

Once the tracking system has been completed, the Department will submit to the City Council and Mayor an annual report on the number of affordable units that are expected to expire in the upcoming two years – assuming no interventions by federal, state or city governments otherwise – as well as a description of Department preservation efforts and the tools available to the Department for the purpose of preservation.

Progress of Development & Implementation

The Department has made significant progress in manually retrieving and reviewing the regulatory agreements of projects subject to reporting under LL136 and researched in excess of 10,000 BBLs for LL136 regulatory data

The Department is leveraging Housing Connect, the agency's affordable housing lottery management platform, as the system of record for the regulatory data listed above for projects that have closed from approximately 2010 to the present. However, there are a subset of historic projects that closed prior to 2010 whose regulatory structure is incompatible with Housing Connect's data framework. Projects that fall into this category are currently tracked in a Microsoft Access database and the Department continues to refine its ability to report out information on this subset of projects.

While the Department continues its efforts to research and report out on historic projects, all projects entering into new or updated regulatory agreements will have their regulatory data entered into Housing Connect in advance of the lease-up or sale of their affordable units. In addition to research and analysis required by LL136, the Department has made significant improvements to its systems that track and flag tax exemption expirations to ensure that the Department has the opportunity to engage eligible property owners in its effort to extend the affordability requirements tied to those exemptions.

With respect to LL136, the Department is currently on track to issue its first report in calendar year 2023. In the interim, the Department will use the ongoing LL136 research to help refine and target its preservation efforts. Finally, the timeline to issue this report has been impacted by the COVID-19 pandemic as well as hiring and retention challenges for the staff tasked with this work.