

Introduction to the Local Law 217 Report

Data as of December 31, 2021

In accordance with New York City Local Law 217 of 2019, the following report presents statistics on outcomes of affordable housing lotteries administered through the City’s NYC Housing Connect online application portal. It reports the number of lottery applications submitted and leases signed—broken down by categories like income, race/ethnicity, and borough/neighborhood—since 2014.

NYC Housing Connect first launched in late 2013 to upgrade and expand what previously was a purely paper-based application process. In 2020, the City launched a new version of Housing Connect, further expanded and enhanced for a state-of-the-art user experience and streamlined processes from advertisement through lease-up. From 2014 through 2021, over 29,000 New Yorkers moved into new and rehabilitated homes via these lotteries for affordable housing.

This accomplishment comes as a result of the City’s highest ever rates of housing production and its commitment to fairness, consistency, and broad access to New York’s housing-seekers. Thousands more affordable units will be built or rehabilitated in the coming years. Where applicable, vacant and available units will be advertised via Housing Connect and move-ins to these in-the-works housing opportunities will be reflected in subsequent issuances of this report.

Notes on the Report and the Data

Overview

- This report was prepared in accordance with Local Law 217 of 2019.
- Affordable housing lotteries administered by the New York City Department of Housing Preservation and Development (HPD) and by the New York City Housing Development Corporation (HDC) are included in this report. This report does not include lotteries administered by New York State.
- This report is divided into two sections: the “Historic Report” and the “2020-2021 Report.”
 - The Historic Report includes aggregate data from lotteries advertised in the *original* Housing Connect system between 1/1/2014 and 6/30/2020 with units which were leased or sold by 12/31/2021. There were 27,819 leases signed for the lotteries included in this report.
 - The 2020-2021 Report includes aggregate data from lotteries advertised in the *new* Housing Connect system between 7/1/2020 and 12/31/2021 with units which were leased or sold by 12/31/2021. There were 1,205 leases signed for the lotteries included in this report.

Report Scope

- This report contains lotteries held for both rental and homeownership opportunities.
- This report only includes lotteries where affordable housing units were available to be leased or purchased. Lotteries held solely to establish a waiting list for potential future vacancies are not included. For this reason, New York City Mitchell-Lama lotteries, which are held to establish waiting lists, are not included.

- The 2020-2021 Report contains some lotteries which are still in progress, where some units are still in the lease-up process. Therefore, the number of applications selected may be significantly larger than the number of leases signed.
- This report includes information on applicants who may have benefited from lottery preferences, such as the New York City resident preference and the municipal employee preference. This report does not break out outcomes for disability set-aside units, such as those for people with a mobility disability or with a vision or hearing disability, though applications and leases signed for applicants to units like these are included in the totals. Disability set-aside units are distinct from preferences in that these units are specifically designated and designed for applicants who meet the applicable criteria. Set-aside units maintain their designation throughout the life of the project, as opposed to preferences, which only apply to the initial lottery.
- The 2020-2021 Report includes re-rental lotteries conducted for individual units that became vacant and were submitted to be filled through the new Housing Connect system. This functionality was not part of the original Housing Connect system, and therefore re-rental lotteries not included in the Historic Report.
- Both reports include data for applicants who submitted paper applications, which in both versions of Housing Connect are collected by developer representatives, or marketing agents, via postal mail, and data-entered into Housing Connect under the supervision of HPD or HDC. Some paper applications that arrived past a deadline date or did not contain sufficient information to be data-entered may be excluded.

Data

General

- All numbers shown in this report's tables represent lottery applications. If a household applied to multiple lotteries included in this report, that household is counted multiple times accordingly.
- If a category contains between 0 and 9 applicants or allows another category to be narrowed to between 0 and 9 applicants, the number has been replaced with the symbol "###" to protect the privacy of applicants. The 2020-2021 Report contains more of these replaced numbers than the Historic Report because it is a smaller data sample from a shorter time period than the Historic Report, which spans many more years of lottery data. Applicants who are selected for homeownership opportunities do not sign leases; therefore, these applicants are not included in the "Signed Leases" data.
- There are 7 lotteries that are not included in the Historic Report because data was not readily available for these lotteries. These lotteries advertised in 2014, 2015, or 2016, pre-dating an internal system of monitoring lottery lease-up progress that was adopted in 2016.
- In the new Housing Connect system, applicants who do not have a current address, such as the homeless/unhoused, are prompted to enter their last permanent address. In the 2020-2021 Report, applicants without a current address are listed by the borough and community district of their last permanent address.

Household Size

- In the tables on "Household Size," any household sizes of 8 or larger have been grouped to protect the privacy of applicants because the sample size of households this size is so small.

Borough & Community District

- Borough and Community Districts associated with applications in the report always refer to the location of the applicant's residence as reported upon application.
- Community District data in the reports are denoted by a three-digit code combining the borough number in the first position followed by the two-digit Community District number. Borough numbers are as follows: 1 = Manhattan, 2 = Bronx, 3 = Brooklyn, 4 = Queens, and 5 = Staten Island.

Household Income

- Household Income is grouped per the categories defined in the law, which are based on Area Median Income (AMI) limits. These income limits are defined annually by the U.S. Department of Housing and Urban Development (HUD) for the New York, NY HUD Metro FMR Area (HMFA), as established in section 3 of the Housing Act of 1937. More information on AMI and how it is calculated can be found on HPD and HUD's websites.
- There are some differences between the Income AMI categories in the Historic vs. 2020-2021 reports:
 - The Historic Report contains a category for "No Income Reported." This category includes applications where the income field was not filled out and applications where the reported income was zero dollars.
 - The 2020-2021 Report does not contain the "No Income Reported" category. In the new Housing Connect system the income field is mandatory. In the 2020-2021 Report any applications where the reported income was zero dollars are included in the "Extremely Low Income" category.
- In both reports, values for household incomes are the self-reported values, as entered by the applicant in their applications. This is to keep consistent the incomes tabulated between applications and signed leases, though these numbers often differ since marketing agents must verify a household's eligibility using a variety of household income documents like tax returns and paystubs.

Race & Ethnicity

- The reports follow the conventions of the U.S. Census Bureau in analyzing the answers to questions regarding applicants' race and ethnicity. If an applicant selected "Hispanic or Latino," either alone or in combination with any other race category, they are reported as "Hispanic or Latino." Those who did not select "Hispanic or Latino" but selected more than one race category are reported as "Multiracial/Other". Those who did not select "Hispanic or Latino" and only selected the race category "Other" are also reported as "Multiracial/Other."
- An applicant may select "Choose Not To Answer" in response to the race / ethnicity questions; these answers are reported as "Unknown."
- The race category "Native Hawaiian or Other Pacific Islander" was not offered in the original Housing Connect, so this category is displayed only for the 2020-2021 Report.

Preferences

- When a preference is applied to a lottery, a percentage of applications that meet the criteria for the preference category are reached earlier in the eligibility review process than they would

otherwise. Individual lotteries may have different sets of preferences, which are displayed in Housing Connect lottery advertisements.

- All preference tables in the report only include data for lotteries where the relevant preference was applied.
- The label “Community District” preference is also sometimes referred to as Community Board preference. These should be considered synonymous.
- Note that an applicant can qualify for multiple preferences in the same lottery. For example, an applicant may meet eligibility criteria for the Community District preference and the municipal employee preference in the same lottery.
- The Historic Report contains an “Other” preference category which includes rarely used lottery preferences, including preferences for former site tenants, borough residents, and artists. Application data for the single lottery with the NYC Health & Hospitals Corporation employee preference was not available and is excluded from these counts.
- The 2020-2021 Report does not contain any data for preferences available to residents of the New York City Housing Authority (NYCHA), because there were no lotteries with a NYCHA preference that were advertised within the timeframe for this report.
- Preferences are based on self-reported information for all “Applications”, “Invited to Confirm Eligibility” and “Selected Applications” data. For “Signed Leases” and “Selected but Declined” data, preferences data are based on information confirmed by the developer and/or marketing agent.
- The Historic Report shows 31 households from “Outside NYC/Unknown” that signed leases and received Community District Preference. For these 31 households, the marketing agent determined that these applicants met the requirements for Community District preference. They are still shown as “Outside NYC/Unknown” because the data is based on addresses as entered by the applicants on their applications.