

HPD Open Data Local Law No. 44 Reporting

The description of Local Law No. 44 of 2012 contained herein is intended only as a summary and is not a complete statement of the law. For the full text of the law, consult Chapter 10 of Title 26 of the Administrative Code of the City of New York (§26-901 et seq.).

[Local Law No. 44 of 2012](#) (LL44) requires the Department of Housing Preservation and Development (HPD) to report about Housing Development Projects receiving City Financial Assistance as defined in the law. The law became effective January 1, 2013 but includes Housing Development Projects for which the developer was selected after January 1, 2008. The law requires HPD to report updates on projects generally every 6 months until project completion.

Per LL44, HPD must make information about housing development projects that receive City financial assistance available on its website and [NYC Open Data](#). This information includes project and building information, city financial assistance, organization structures, rent and affordability by unit, and if wage information was submitted to the agency.

HPD is required to report on projects that meet the Housing Development Project criteria as defined by LL44. These are:

- Construction, rehabilitation or alteration of any residential building, residential facility or residential structure by a developer:
 - that creates or preserves at least one dwelling unit and
 - that is funded in whole or in part by City Financial Assistance other than non-discretionary tax abatements or benefits and
 - where the developer of such project was not selected more than five years prior to the effective date of the law

As defined by the law, City Financial Assistance includes any loans, grants, tax credits, tax exemptions, tax abatements, subsidies, mortgages, debt forgiveness, land conveyances for less than appraised value, land value or other thing of value allocated, conveyed or expended by the City.

The projects included in the LL44 data set do not align with HPD's Housing New York (HNY) plan. The primary reasons are:

- Only projects that meet the LL44 definition of a Housing Development Project are included in the LL44 data set. The definition of included projects and applicable time frames for LL44 and the HNY differ.
- Only funds that meet the law's definition of City Financial Assistance are included in the LL44 data set. HNY projects may receive funds that do not meet the City Financial Assistance definition and are not required to be included in the LL44 data set. For example, developer equity and bond financing are not reported in the LL44 data set.
- LL44 uses a different affordability definition than HPD. LL44 requires HPD to provide information about maximum allowable household income for each unit but HPD measures affordability based on maximum affordable rent. Both affordability measures are included in Open Data.

Additional data definitions and descriptions at the end of this document, starting on page 14.

HPD made best efforts to collect all required data points; however, there may be some data gaps for Housing Development Projects with a start date prior to the effective date of LL44 and for which HPD is still attempting to gather data. In addition, HPD continually reviews the data; therefore, the data included in Open Data are subject to adjustment. To protect the privacy of residents, some location-identifying information may be excluded from LL44 Open Data. In these cases, the Building ID, House Number, Street Name, and Project Name are hidden from public view.

Data definitions and descriptions may be found on pages 13-21.

In previous publications, HPD only reported housing development projects until they were complete and leased-up, then removed the complete and leased-up housing development project from subsequent publications. The agency will now continue to report all housing development projects subject to LL44 reporting and will not remove housing development projects from publications once complete.

Starting in 2016, the agency divided the files into two sets– one for housing development projects with a start date prior to the effective date of the law (before 2013) and one for housing development projects with a start date after the effective date of the law (after 2013).

LL44 Open Data Categories

LL44 Open Data include information for housing development projects based on the selection criteria listed earlier.

There are 11 Open Data categories including:

- **Project:** Includes all Housing Development Projects about which HPD is required to report. This includes general project information such as start and completion dates, units, Borrower Legal Entity, general contractor (GC), and prevailing wage information. There is a one-to-one relationship between this information and the project.
- **Project Building:** Includes building-level information such as address, other location identifiers, stories, and square footage at base.
- **Developer Selection:** Includes information on developer selection methods for each Housing Development Project.
- **Fund:** Includes funding amounts, name and type for those funds that meet the definition of City Financial Assistance for each Housing Development Project.
- **Tax Incentive:** Includes tax incentive Year 1 amounts, name and type for those tax exemptions or abatements that meet the definition of City Financial Assistance for each Housing Development Project.
- **LIHTC:** Includes Low Income Housing Tax Credit (LIHTC): Allocation amounts and types for which the project is eligible per the Determination of Credit Eligibility (DOCE) made by HPD, for those LIHTC allocations that meet the definition of City Financial Assistance for each Housing Development Project. This is only available for projects with start dates of January 1, 2013 or later (see page 8).
- **Other City Financial Assistance:** Includes the amounts, names and types of other City Financial Assistance such as credit facility, Section 8 Project Based Voucher (PBV) Housing Assistance Payment (HAP), and discounted land value for each Housing Development Project. Please see LL44 Open Data Category Details for explanation of how these are calculated.
- **Development Team:** Includes development team information for the developer (Borrower Legal Entity), GC, and subcontractors for each Housing Development Project.
- **Unit Income Rent:** Includes number of bedrooms disaggregated by maximum allowable household income and initial legal and actual rents for each building in a Housing Development Project.
- **Rent Affordability:** Includes units disaggregated by rent affordability for each building in a Housing Development Project.
- **Construction Condition:** Includes construction conditions for Housing Development Projects, reported until five years after project completion. (As of December 2017, there are no construction conditions for projects covered under Local Law 44, and therefore this information is not included.)
- **Wage Information:** Includes information about borrower legal entities and contractors that have and have not provided the wage information required by Local Law 44.

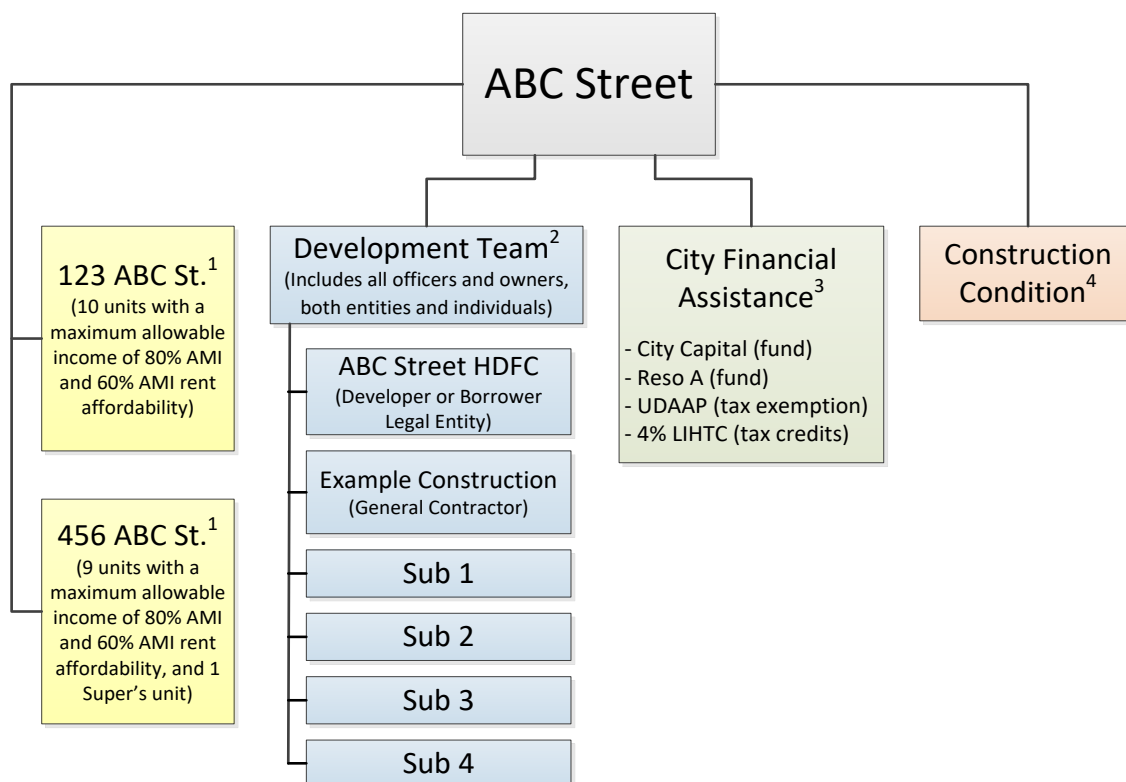
These 11 Open Data categories have the following relationships:

- A Project will have one or more DeveloperSelection methods.
- A Project will have one or more ProjectBuilding(s).
- A Project will be funded by one or more Fund(s).
- A Project may have received a TaxIncentive.
- A Project may have received an LIHTC.
- A Project may have received OtherCityFinancialAssistance.
- A Project will have one or more DevelopmentTeam members.
- A ProjectBuilding may have one or more UnitIncomeRent(s) where it is known.
- A ProjectBuilding may have one or more RentAffordability(s) where it is known.
- A Project may have zero or more ConstructionCondition(s) (not included in release 1).
- A Project will have one or more DevelopmentTeam members reporting wage information (assuming the project closed on December 1, 2016, or later).

Example of Project Data Relationships:

Below is an example to help understand the relationships among the multiple levels of data.

“ABC Street” is a project with 20 residential dwelling units and a construction financing closing date (start date) date of January 1, 2011. It is comprised of two buildings – 123 ABC Street and 456 ABC Street – each with 10 units. The development team is made up of ABC Street HDFC (Borrower Legal Entity), Example Construction (General Contractor), and various subcontractors including all the entities and individuals associated with each member of the development team. City Financial Assistance for the project includes \$0.5M in City Capital, \$0.5M in Reso A, a UDAAP tax exemption and 4% LIHTC. The project likely includes bonds and other private financing, but those are not reported because they do not meet the definition of City Financial Assistance. After construction completed in 2012, there was a construction condition complaint.



Data definitions and descriptions may be found on pages 13-21.

Notes

1. Data for 123 ABC St. and 456 ABC St. will be found in **ProjectBuilding**, **UnitIncomeRent**, and **RentAffordability**.
2. Data for ABC Street HDFC, Example Construction, and subs 1-4 will be found in **DeveloperSelection** and **DevelopmentTeam**. (Please see page 9 for an example.)
3. Data for all City Financial Assistance associated with ABC Street project will be found in Fund, **TaxIncentive**, and LIHTC. (ABC Street project does not have any City Financial Assistance included in **OtherCityFinancialAssistance**.)
4. Data for the construction condition complaint for ABC Street project will be found in **ConstructionCondition**.

LL44 Open Data Category Details

Project

The unique identifier for each Housing Development Project is the **ProjectID**, which is a unique HPD reference. ProjectIDs will also be used in the **DeveloperSelection**, **ProjectBuilding**, **Fund**, **TaxIncentive**, **LIHTC**, **OtherCityFinancialAssistance**, **DevelopmentTeam**, and **ConstructionCondition** categories, and will serve to link those categories to the project to which they relate.

Other Project notes:

- Construction time cannot be calculated because construction may not necessarily start on the construction financing closing date (Start Date).
- Project Commercial Square Footage refers to total commercial square footage for a project, which may include one commercial unit or may be divided up into multiple commercial units. The developer can choose how to divide up the commercial space within HPD guidelines.
- For some Extended Affordability Housing Development Projects, the City Financial Assistance may be provided after the construction completion date. In order to maintain consistency with how Project Start date is defined in other programs, the Project Start date for these Extended Affordability projects will be deemed the date of closing, even though this may make the Project Start later than the construction completion date.
- Construction completion dates are unavailable for Extended Affordability Housing Development Projects that closed before January 1, 2013.
- For some data fields, a blank may mean not applicable or unknown at this time. For prevailing wage (Davis Bacon) and commercial square footage fields, missing information is denoted with an "N/A".

As of February 2020, HPD replaced **ProgramName** with **ProgramGroup** in the LL44 Project file to comply with privacy laws, [Local Law 245](#) and [Local Law 247](#) of 2017. Please see **ProgramGroup** definitions below:

- **Homeowner Assistance Program** - Programs that provide homeowner assistance for repairs, down payments, and mortgages.
- **Multifamily Finance Program** - Programs that provide loans/financing for new construction or rehabilitation of multifamily projects.
- **Multifamily Incentives Program** - Programs that provide financial incentives in exchange for multifamily construction/preservation projects.
- **Sandy Program** - Programs related to Sandy Multifamily Program.
- **Small Homes Program** - Programs relating to building or preserving small homes.

Data definitions and descriptions may be found on pages 13-21.

DeveloperSelection

The unique identifier for each **DeveloperSelection** method is **DeveloperSelectionDWID**. Each **DeveloperSelection** also contains a **ProjectID** to relate it to its Project.

Developer selection methods include but are not limited to *Application, Direct Negotiation, Negotiated Sale, Request for Qualifications (RFQ), Request for Proposals (RFP), and Selected by Another Agency*.

- **Application:** if a developer is only receiving a loan or grant from HPD and there is no RFP or RFQ; or if a developer is only getting a discretionary tax exemption; or if a developer is only getting tax credits. (In some cases, it is not necessary for there to be a written application.)
- **Direct Negotiation:** if a developer is selected due to its unique qualifications for the project and where it was neither practicable nor advantageous to use an RFP or RFQ.
- **Negotiated Sale:** if a developer is selected to acquire property from HPD without an RFP or RFQ.
- **RFQ:** if a developer is selected through an HPD Request for Qualifications to acquire property from HPD or to receive a loan from HPD.
- **RFP:** if a developer is selected through an HPD Request for Proposals to acquire property from HPD or to receive a loan from HPD.
- **Selected by Another Agency:** if a developer is selected by another government agency.

ProjectBuilding

The unique identifier for each **ProjectBuilding** is **ProjectBuildingDWID**. Each **ProjectBuilding** also contains a **ProjectID** to relate it to its Project.

There may be one or more buildings associated with a Housing Development Project. The unique identifier HPD uses to identify a specific building (not just **ProjectBuilding**) is the **BuildingID**. **BuildingIDs** in each **ProjectBuilding** will also be used in the **UnitIncomeRent** and **RentAffordability** categories, and will serve to link those categories to the **ProjectBuilding** they relate to.

Other **ProjectBuilding** notes:

- Stories and square footage at base cannot be multiplied to get total square footage for a project or building.
- The borough, block, and lot are current as of project start.

Fund

The unique identifier for each Fund is the **FundDWID**. There may be multiple City Financial Assistance funds associated with a Housing Development Project.

Funds (loans or grants) refer to specific dollar amounts that comprise a Housing Development Project's development budget. City Financial Assistance loans or grants make up a portion of the development budget sources along with other public and private financing. Projects may also receive funds that do not meet the City Financial Assistance definition, which are not included in the LL44 data set.

Funds include but are not limited to:

Fund Name	Description
City Capital	Dollar amount of City Capital funds
HOME	Dollar amount of Home Investment Partnerships Program (HOME) funds
Reso A	Dollar amount of Reso A funds, Capital dollars allocated by City Council Members or Borough Presidents
NSP 1	Dollar amount of Neighborhood Stabilization Program (NSP) 1 funds
NSP 2	Dollar amount of Neighborhood Stabilization Program (NSP) 2 funds
NSP 3	Dollar amount of Neighborhood Stabilization Program (NSP) 3 funds
421a Fund	Dollar amount of 421-a Fund loan. This is a funding source, a dollar amount, which may be applied to the project's budget. It does not refer to the 421-a tax exemption or proceeds associated with 421-a certificates.
LMDC	Dollar amount of Lower Manhattan Development Corporation (LMDC) funds
CDBG	Dollar amount of Community Development Block Grant (CDBG) funds
CDBG-DR	Dollar amount of Community Development Block Grant-Disaster Recovery (CDBG-DR) funds
City Capital HDC Grant	Dollar amount of City Capital funds granted to Housing Development Corporation (HDC)
HOPWA	Dollar amount of Housing Opportunities for Persons with AIDS (HOPWA) funds
HTF NYC	Dollar amount of New York City Housing Trust Fund (HTF), as created with Battery Park City Authority (BPCA) dollars
Stimulus TCAP	Dollar amount of Stimulus Tax Credit Assistance Program (TCAP) funds
HODAG Program Income	Dollar amount of Housing Development Action Grant (HODAG) Program Income
HOME Program Income	Dollar amount of Home Investment Partnerships Program (HOME) Program Income
Section 17 Program Income	Dollar amount of Section 17 Program Income
UDAG Program Income	Dollar amount of Urban Development Action Grant (UDAG) Program Income
Purchase Money Mortgage	Dollar amount of Purchase Money Mortgage (PMM). A PMM is the difference between the actual purchase price and cash paid. (An enforcement mortgage for the appraised value is a PMM.)
4% LIHTC Equity	Dollar amount of the portion of 4% Low Income Housing Tax Credits (LIHTC) equity applied to development costs. Included only for projects with a start date prior to January 1, 2013.
9% LIHTC Equity	Dollar amount of the portion of 9% Low Income Housing Tax Credits (LIHTC) equity applied to development costs. Included only for projects with a start date prior to January 1, 2013.
OurSpace	Dollar amount of OurSpace Initiative funds.

Data definitions and descriptions may be found on pages 13-21.

Other Fund notes:

- For projects with start dates prior to January 1, 2013, 4% and 9% LIHTC equity amounts are included. For projects with start dates January 1, 2013 or later, tax credit equity is not included in the Fund category because LIHTC will be noted by LIHTC allocation in the see LIHTC category.
- For some data fields, a blank may mean not applicable or unknown at this time.

TaxIncentive

The unique identifier for each **TaxIncentive** is **TaxIncentiveDWID**. Each **TaxIncentive** also contains a **ProjectID** to relate it to its Project.

The data includes the estimated Year 1 value for each tax exemption or abatement considered City Financial Assistance. This is the estimated difference between full taxes and the amount paid.

Tax incentives include but are not limited to:

Tax Incentive Name	Description
UDAAP	Estimated dollar amount of Urban Development Action Area Project (UDAAP) tax exemption in Year 1
Article V	Estimated dollar amount of Article V tax exemption in Year 1
Article XI	Estimated dollar amount of Article XI tax exemption in Year 1
422	Estimated dollar amount of 422 tax exemption in Year 1

Other **TaxIncentive** notes:

- As-of-right tax exemptions and abatements are not considered City Financial Assistance.
- For some data fields, a blank may mean not applicable or unknown at this time.

LIHTC

The unique identifier for each LIHTC is LIHTCDWID. Each LIHTC also contains a ProjectID to relate it to its Project.

The data includes the LIHTC allocation amounts for HPD 4% and 9% LIHTC for which the project is eligible per HPD's DOCE. Please note that this represents the face value of the Tax Credits, not the value of the equity to the project. This data is only available for projects with start dates of January 1, 2013 or later. For projects with start dates prior to January 1, 2013, 4% and 9% LIHTC equity amounts are included in the Fund category.

OtherCityFinancialAssistance

The unique identifier for each **OtherCityFinancialAssistance** is **ProjectID**. There may be multiple types of other City Financial Assistance associated with a Housing Development Project. A single instance of an **OtherCityFinancialAssistance** will contain information about each type of assistance associated with the project.

The data includes credit facility, HPD Section 8 Project Based Voucher (PBV) Housing Assistance Payment (HAP), and Discounted Land Value.

Data definitions and descriptions may be found on pages 13-21.

Credit Facility

Credit Facility is a source that includes public and private funding combined to create a revolving fund, or the public funds serve as a guarantee. It is noted in the data set as a Yes/No flag because the exact breakdown of public versus private funds in a particular project is not known for a specific Housing Development Project.

Section 8 Project Based Voucher (PBV) Housing Assistance Payment (HAP) Year 1 Amount

The value included in the data set is the estimated annual Housing Assistance Payment (HAP) to be received in Year 1. This was calculated by dividing the amount of HUD Assistance from form 2880 by 15 years, which is the length of the PBV HAP contract.

Discounted Land Value

Discounted land value, or a conveyance for less than the appraised value, is the difference between the appraised value and the acquisition price. The data set includes acquisition and appraisal values. There may be multiple appraisal values which are based on different methodologies: As Is; Highest and Best; and Intended Use. The discounted land value is the difference between an appraised value and the acquisition price. In some cases, the value of the Intended Use Appraisal may be "Nominal."

Other OtherCityFinancialAssistance notes:

- Only projects with at least one OtherCityFinancialAssistance value are included in the category.
- For some data fields, a blank may mean not applicable or unknown at this time.

DevelopmentTeam

The unique identifier for each **DevelopmentTeam** member is **DevelopmentTeamDWID**. There will be multiple entities and/or individuals associated with a project. This category includes developer (Borrower Legal Entity), GC and subcontractor information, which are noted by the Type field.

Per LL44, the data set includes all principal owner entities/individuals and principal officers. There may be more than one entity associated with a Borrower Legal Entity, GC, or subcontractor for a Housing Development Project. In many cases, there is more than one principal per entity.

Key definitions:

Borrower Legal Entity

- For these purposes, we are defining the Developer as the Borrower Legal Entity, which is the entity that is the owner of the building. This includes both the legal owner and the beneficial owner where there is a nominee agreement splitting legal and beneficial ownership.

For entities

- For these purposes, a Principal Owner Entity is defined as a partnership, limited liability company, joint venture, corporation, or other organization that holds a 10 percent or greater ownership interest in any such organization described herein or is a general partner of a partnership, a managing member of a limited liability company, an officer of a corporation, or any other position conducting or participating directly in the conduct of the affairs of an entity.
 - A "Principal Owner" does NOT include a limited partner of a limited partnership or a passive equity investor in a limited liability company or a limited liability partnership where such equity investor does not conduct or participate directly in the conduct of the affairs of the Limited Liability Company or limited liability partnership.

For individuals

- "Principal Officer" is an individual who serves as or performs the functions of Chief Executive Officer (CEO), Chief Finance Officer (CFO), or Chief Operating Officer (COO).

Data definitions and descriptions may be found on pages 13-21.

- “Principal Owner” is an individual who holds a 10 percent or greater ownership interest in any such organization described herein or is a general partner of a partnership, a managing member of a limited liability company, an officer of a corporation, or other any other position conducting or participating directly in the conduct of the affairs of an entity.
 - A “Principal Owner” does NOT include a limited partner of a limited partnership or an equity investor in a limited liability company or a limited liability partnership where such equity investor does not conduct or participate directly in the conduct of the affairs of the limited liability company or limited liability partnership.

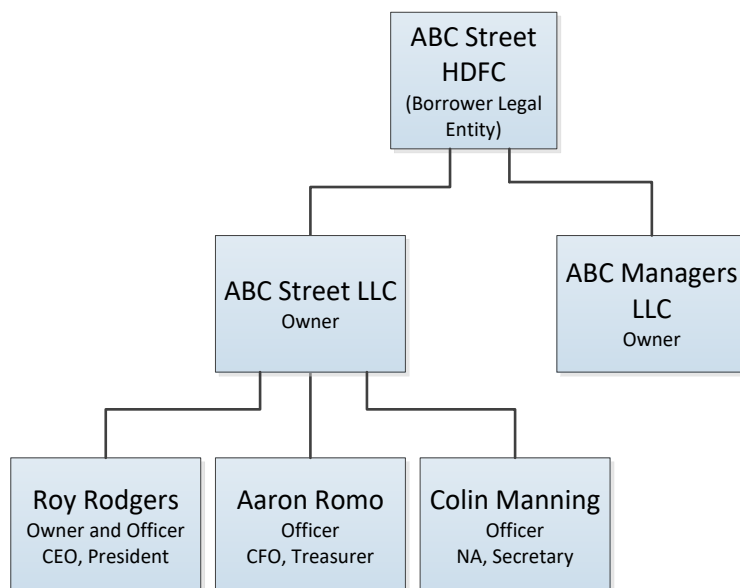
Example Development Team Organizational Structure:

The Borrower Legal Entity and GC for projects can have complex organizational structures. For LL44 reporting, we must represent an organizational chart in a linear format. Below is a simple example of how to read the development team data and re-create the organizational structure of the Borrower Legal Entity, ABC Street HDFC.

The Open Data might include the following information:

Development TeamDWID	ProjectID	Type	EntityName	FirstName	LastName	Entity Individual Indicator	ParentEntityName	Individual Role	Individual Title	Individual Officer Equivalence
12345	10000	DEVELOPER	ABC Street HDFC			Entity	ABC Street HDFC			
12346	10000	DEVELOPER	ABC Street LLC			Entity	ABC Street HDFC			
12347	10000	DEVELOPER	ABC Managers LLC			Entity	ABC Street HDFC			
12348	10000	DEVELOPER	ABC Street LLC	Roy	Rodgers	Individual	ABC Street LLC	Both	President	CEO
12349	10000	DEVELOPER	ABC Street LLC	Aaron	Romo	Individual	ABC Street LLC	Officer	Treasurer	CFO
12350	10000	DEVELOPER	ABC Street LLC	Colin	Manning	Individual	ABC Street LLC	Officer	Secretary	NA

- Each DevelopmentTeamDWID will be unique while the ProjectID notes the project.
- Type indicates the information refers to the project’s Developer, which is the Borrower Legal Entity for these purposes.
- Each row has either an entity **or** an individual indicated by EntityIndividualIndicator.
- For these purposes, the parent entity refers to the structural relationship. In this instance it is not a legal term. Please see the organizational chart below.



Data definitions and descriptions may be found on pages 13-21.

Other DevelopmentTeam notes:

- Some projects will include a General Contractor and multiple subcontractors and some projects only have individual contractors managed directly by the Developer. The individual contractors are identified in the data set as subcontractors.

UnitIncomeRent

The unique identifier for each **UnitIncomeRent** is the combination of **ProjectID**, **BuildingID**, **BedroomSize** and **MaxAllowableIncome**. Rent data is grouped by bedroom size and maximum allowable income by Area Median Income (AMI) band. Therefore, there may be more than one combination of bedroom number and income limits per building. For example, a building may have two studios with a maximum allowable income of 120% of AMI, two studios with a maximum allowable income of 100% AMI and two one-bedrooms with a maximum allowable income of 120% AMI. Each of these groupings would be associated with one building in one project.

Initial legal rent and actual rent are provided by range (low and high) and median for each bedroom/AMI grouping. These are only reported at the time of project completion.

Key definition and example:

Maximum allowable income

- Maximum allowable income for household eligibility, where applicable, in terms of AMI percentage. This is the maximum allowable household income for a household's initial occupancy of a unit.
- For example, if the maximum allowable income is 80% of AMI, any household earning up to and including 80% of AMI may rent the unit. 80% AMI for a family of four was \$68,700 in 2013.

Other **UnitIncomeRent** notes:

- A "-1" in **BedroomSize** or **MaxAllowableIncome** means the information is unknown. This was done to accommodate the unique key value in the dataset.

RentAffordability

The unique identifier for each **RentAffordability** is the combination of **ProjectID**, **BuildingID** and **AffordabilityBand**. Units are grouped by rent affordability and there may be more than one affordability grouping per building.

Rent affordability is provided in the following categories:

- **Extremely Low Income:** Rents are affordable to households earning up to and including 30% of AMI
- **Very Low Income:** Rents are affordable to households earning 31% to 50% of AMI
- **Low Income:** Rents are affordable to households earning 51% to 80% of AMI
- **Moderate Income:** Rents are affordable to households earning 81% to 120% of AMI
- **Middle Income:** Rents are affordable to households earning 121% to 230% of AMI
- **Other Income:** Includes restricted rents affordable to households earning above 230% of AMI, market or non-restricted rents, unknown, or building superintendent units.

For example, a building may have two units with rents affordable to households at 80% of AMI and four units with rents affordable to households at 120% of AMI. These would appear in Open Data as two units at Low Income and four units at Moderate Income and each of these groupings would be associated with one building in one project.

This is not the affordability defined in LL44. HPD is providing rent affordability as estimated at project start in addition to the law's required maximum allowable income as this is how affordability is recorded in the agency's systems and HPD

Data definitions and descriptions may be found on pages 13-21.

believes this is a more accurate representation of the population it serves as it reflects the population to whom the unit is affordable.

Key definition and example:

Rent affordability

- Affordability as recorded in HPD systems, which may include but is not limited to the following methodologies:
 - Restricted: maximum allowable AMI rent/sales at project start as found in the regulatory agreement and/or other legal documents.
 - Mixed: a combination of vacant units whose AMIs are governed by a regulatory agreement or other legal documents, and occupied units whose AMIs are derived from a household's income, unit rent/sales, or from the project underwriting.
 - Non-restricted and Non-derived: for programs where HPD does not restrict or derive affordability based on incomes, rents or sales prices. In these cases, the rents and sales prices are at market rates.
- A common example for the methods in the first two bullets:
 - If rent affordability is 80% of AMI, the rent is set to be affordable to a household making 80% of AMI.
 - The monthly rent required to prevent rent burden for a three-person household at 80% of AMI in 2016 would be approximately \$1,631 using the U.S. Department of Housing and Urban Development (HUD) methodology of Fair Market Rent (FMR) Derived AMI.
 - For rent affordability, the rents in the project might be underwritten using the HUD FMR Derived AMI methodology.
 - Rent affordability is different from income affordability (UnitIncomeRent) because the rent affordability is based on how the rents are set, not the restrictions on the incomes of the households that may live in the unit.

ConstructionCondition

Construction conditions are collected and reported by the NYC Department of Buildings. The data may be viewed in the DOB Violations Open Data.

There may be multiple types of construction conditions associated with a Housing Development Project. As of February 2020, there are no construction complaints for projects subject to Local Law 44.

Construction quality complaints are most likely to occur after construction completion. LL44 requires HPD to report on construction conditions for all Housing Development Projects until five years after project completion.

Wage Information

Pursuant to LL44, HPD requires wage information to be reported quarterly for each employee of the Borrower Legal Entity (BLE) and contractors (General Contractor, subcontractors, and/or other contractors) performing construction project work on a housing development project as defined by LL44.

HPD collects payroll information electronically on a quarterly basis for LL44 housing development projects, including project information, BLE information, a list of contractors, and payrolls for each covered contractor.

HPD publically reports on BLEs and contractors that have and have not made the required wage information submissions. HPD does NOT publically report the wage information provided by these organizations in LL44 Open Data.

Data definitions and descriptions may be found on pages 13-21.

LL44 Open Data File Information

The information contained in these files will be uploaded twice a year with a full replacement of the data.

Data Dictionary

LL44 data is provided in XLS format.

LL44OpenData Element

Element Name	Data Type	Description
Description	String	a brief description of the data set
InformationURL	String	a URL where related information can be found
SourceAgency	String	the agency providing the data (HPD)
SourceSystem	String	the agency's system for managing the data
StartDate	Date Time	not applicable
EndDate	Date Time	the date of publication of the file

Project Element

Attribute	Type	Description
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
ProjectName	Plain Text	The name of the project in HPD's systems
ProgramGroup	Plain Text	The broadened program category for a project, which is based on the project's primary program. See page 5 for ProgramGroup definitions.
StartDate	Date & Time	Project loan closing date (also known as start date)
ProjectedCompletionDate	Date & Time	The projected construction completion date for the project. Included for projects that are not yet complete. Date of construction completion is T/CO date, date determined construction monitor or date determined by HPD
ActualCompletionDate	Date & Time	The actual construction completion date of the project. For completed projects only. Date of construction completion is T/CO date, date determined
CountedRentalUnits	Number	Counted Rental Units are the units in the building, counted towards the Housing New York plan, where

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
		assistance has been provided to landlords in exchange for a requirement for affordable units.
CountedHomeownershipUnits	Number	Counted Homeownership Units are the units in the building, counted toward the Housing New York plan, where assistance has been provided directly to homeowners.
AllCountedUnits	Number	The Counted Units field indicates the total number of affordable, regulated units counted towards the Housing New York plan that are in the building.
TotalProjectUnits	Number	Prior to project completion, this number represents the planned number of dwelling units for the project. At completion, this number represents the actual dwelling units for the project
CommercialSquareFootage	Number	Commercial square footage (gross) for the project
BorrowerLegalEntityName	Plain Text	Developer is the "Borrower Legal Entity": the entity that is the owner of the building. Where there is a nominee agreement splitting legal and beneficial ownership, includes both the legal owner and the beneficial owner
GeneralContractorName	Plain Text	General Contractor (GC)
IsDavisBacon	Plain Text	Notes whether the project is subject to Subchapter IV of chapter 31 of part A of subtitle of title 40 of US Code (Davis-Bacon prevailing wages). "Yes" notes that the project is subject to Davis-Bacon
IsSection220NYSLaborLaw	Plain Text	Notes whether the project is subject to Section 220 of the NYS Labor Law. "Yes" notes that the project is subject to Section 220
FinalOutcome	Plain Text	Notes the final outcome of any Section 220 or Davis-Bacon judicial actions or proceedings of which HPD is aware

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
ProjectBuildings	Array: ProjectBuilding	List of buildings related to HPD project
Funds	Array: Fund	List of funds associated to a HPD project
TaxIncentive	Other: TaxIncentive	Tax incentive associated to a HPD project
LIHTC	Other: LIHTC	Low Income Housing Tax Credits associated to a HPD project
CityFinancialAssistance	Other: OtherCityFinancialAssistance	Other City Financial Assistance associated to a HPD project
DeveloperSelectionMethods	Array: DeveloperSelection	List of developer selection methods associated to a HPD project
DevelopmentTeamMembers	Array: DevelopmentTeam	List of development team members associated to a HPD project

Developer Selection Element

Attribute	Type	Description
DeveloperSelectionDWID	long	Unique identifier of developer selection method in data warehouse
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
Method	String	Methods include but are not limited to Application, Direct Negotiation, Negotiated Sale, Request for Qualifications (RFQ), Request for Proposals (RFP), and Selected by Another Agency
RFPName	String	If Developer selected using a Request for Proposals (RFP), the name of the RFP
RFQName	String	If Developer selected using a Request for Qualifications (RFQ), the name of the RFQ
IsDeveloperPrequalified	String	Notes whether the developer was pre-qualified under a Request for Qualifications (RFQ). "Yes" notes that the developer was selected through an RFQ for a specific project

Project Building Element

Attribute	Type	Description
ProjectBuildingDWID	long	Unique identifier of project building in data warehouse
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
BuildingID	long	The HPD Building ID is the unique numeric identifier assigned by HPD to all buildings
ReportingConstructionType	Plain Text	Indicates whether the building is categorized as 'new construction' or 'preservation' in Housing New York statistics. 'New construction' is where affordable housing units are created through the

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
		development of new buildings or down payment assistance enabling a new homeowner to access an affordable home. 'Preservation' is where existing buildings receive physical rehabilitation and/or financial operating assistance in exchange for affordability for existing and future tenants. Note that some preservation projects may not involve construction.
BoroID	int	Numeric code indicating each of the five boroughs of New York City
Block	Number	The tax block assigned by the Department of Finance
Lot	Number	The tax lot assigned by the Department of Finance
BIN	Number	The Building Identification Number (BIN) is the unique numeric identifier assigned by the Department of City Planning to all buildings
HouseNumber	Number	The Primary House Number (PHN) is the street number where a building is located
StreetName	Alphanumerical	The street where a building is located
CountedRentalUnits	Number	Counted Rental Units are the units in the building, counted towards the Housing New York plan, where assistance has been provided to landlords in exchange for a requirement for affordable units.
CountedHomeownershipUnits	Number	Counted Homeownership Units are the units in the building, counted toward the Housing New York plan, where assistance has been provided directly to homeowners.
AllCountedUnits	Number	The Counted Units field indicates the total number of affordable, regulated units counted towards the Housing New York plan that are in the building.
TotalBuildingUnits	Number	Prior to project completion, this number represents the planned dwelling units for each building at start. At completion, this number represents the actual dwelling units for each building at completion
BaseSquareFootage	Number	Square footage of building footprint of each building (Square footage at base)
Stories	Number	Part of a bldg between the surface of a floor and the ceiling immediately above, except (i) a cellar, or (ii) attic space that is not floor area pursuant to Section 12-10 of the New York City Zoning Resolution. Number of stories in each building
UnitIncomeRents	Array: UnitIncomeRent	Unit distribution by rent and Income affordability related to buildings in given projects
RentAffordabilities	Array: RentAffordability	Rent affordability related to buildings in given projects

Fund Element

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
FundDWID	Number	Unique identifier of a fund in data warehouse
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
FundName	String	Name of fund
Type	String	Type of fund
Amount	double	Dollar amount at the start of project

Tax Incentive Element

Attribute	Type	Description
TaxIncentiveDWID	long	Unique identifier of tax incentive in data warehouse
ProjectID	long	The unique numeric identifier assigned to the project by HPD
TaxIncentiveName	String	Name of tax incentive
Year1Amount	long	Estimated dollar amount for Year 1 of associated tax exemption

LIHTC Element

Attribute	Type	Description
LIHTCDWID	long	Unique identifier of LIHTC (annual tax credit allocation) in data warehouse
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
Type	String	Type of Low Income Housing Tax Credit (LIHTC)
AnnualAllocationAmount	long	Annual amount of 4% or 9% of Low Income Housing Tax Credits (LIHTC) eligible for allocation, per HPD's DOCE. This is estimated at Project start and finalized at Project completion

Other City Financial Assistance Element

Attribute	Type	Description
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
HPDPBVHAPYear1Amount	long	Estimated dollar amount of HPD Section 8 Project Based Voucher (PBV) annual Housing Assistance Payments (HAP) contract for Year 1
IsCreditFacility	String	Notes whether the project received funding from a credit facility. "Yes" notes that the project received funding from a credit facility
AcquisitionPrice	long	Purchase price identified in the City deed
AsIsAppraisalAmount	long	Value of the property based on the "As Is" appraisal. This is the market pre-rehab value of the property. It is situational and may be based on a variety of things including market rate housing, vacant land or existing affordable housing with restricted rents

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
HighestBestAppraisalAmount	long	Value of the property based on the "Highest and Best" appraisal. This is the market post-rehab value of the property
IntendedUseAppraisalAmount	long	Value of the property based on the "Intended Use" appraisal. This is the post-rehab value of the property based on the planned affordable housing project and is often "Nominal."
IsNominal	String	Value of the property based on the "Intended Use" appraisal. This is the post-rehab value of the property based on the planned affordable housing project. Is often "Nominal" instead of a dollar amount so this fields notes if the value is "Nominal." "Yes" notes a value of nominal associated with the intended use appraisal for a specific project

Development Team Element

Attribute	Type	Description
DevelopmentTeamDWID	long	Unique identifier of Development team in data warehouse
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
Type	String	Notes whether an Entity or an Individual is the Borrower Legal Entity, General Contractor and/or Subcontractor
EntityName	String	For Development Team, which includes the Borrower Legal Entity, General Contractor and/or Subcontractor. For these purposes, a Principal Owner Entity is defined as a partnership, limited liability company, joint venture, corporation, or other organization that holds a 10 percent or greater ownership interest in any such organization described herein or is a general partner of a partnership, a managing member of a limited liability company, an officer of a corporation, or other any other position conducting or participating directly in the conduct of the affairs of an entity. A "Principal Owner" does NOT include a limited partner of a limited partnership or a passive equity investor in a limited liability company or a limited liability partnership where such equity investor does not conduct or participate directly in the conduct of the affairs of the limited liability company or limited liability partnership
FirstName	String	First name of a "Principal Officer" or "Principal Owner" for an Individual. For Development Team, which includes the Borrower Legal Entity, General Contractor and/or Subcontractor
LastName	String	Last name of a "Principal Officer" or "Principal Owner" for an Individual. For Development Team, which includes the Borrower Legal Entity, General Contractor and/or Subcontractor
EntityIndividualIndicator	String	Notes whether the Development Team owner or officer is an Entity or an Individual
ParentEntityName	String	Name of parent entity associated with the Development Team Entity or Individual

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
IndividualRole	String	Notes whether a Development Team Individual is a "Principal Officer" or "Principal Owner" or both. "Principal Officer" is an individual who serves as or performs the functions of Chief Executive Officer, Chief Finance Officer, or Chief Operating Officer. "Principal Owner" is an individual who holds a ten percent or greater ownership interest in any such organization described herein or is a general partner of a partnership, a managing member of a limited liability company, an officer of a corporation, or other any other position conducting or participating directly in the conduct of the affairs of an entity. A "Principal Owner" does NOT include a limited partner of a limited partnership or an equity investor in a limited liability company or a limited liability partnership where such equity investor does not conduct or participate directly in the conduct of the affairs of the limited liability company or limited liability partnership
IndividualTitle	String	Development Team Individual's actual title
IndividualOfficerEquivalence	String	The Officer equivalence for a Development Team Individual who serves as or performs the functions of Chief Executive Officer (CEO), Chief Finance Officer (CFO), or Chief Operating Officer (COO)
CareOf	String	"Care of" (C/O) for Development Team Entity or Individual's address
HouseNumber	String	Primary House Number is the building or house number for Development Team Entity or Individual's address
StreetName	String	Street name for Development Team Entity or Individual's address
ApartmentSuiteFloor	String	Apartment, suite or floor number for Development Team Entity or Individual's address
City	String	City for Development Team Entity or Individual's address
State	String	State (abbreviation) for Development Team Entity or Individual's address
Zip	String	Zip code for Development Team Entity or Individual's address
TradeType	String	Subcontractor's (Sub's) trade as a category

Unit Income Rent Element

Attribute	Type	Description
ProjectID	long	The unique numeric identifier assigned to the project by HPD
BuildingID	long	The HPD Building ID is the unique numeric identifier assigned by HPD to all buildings
BedroomSize	String	Number of bedrooms in an apartment. Apartment sizes grouped by number of bedrooms and Area Median Income (AMI) band
MaxAllowableIncome	String	Apartment sizes grouped by number of bedrooms and AMI band. Maximum allowable income for household eligibility, where applicable, in terms of Area Median Income (AMI) percentage. This is the maximum allowable household income for a household's initial occupancy of a unit

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
ProjectBuildingDWID	long	Unique identifier of project building in data warehouse
TotalUnits	long	Number of units with a particular number of bedrooms and AMI% band
MedianInitialLegalRent	long	Median initial legal rent for those units with the same number of bedrooms and AMI band, initial legal rent registered upon completion as the rent stabilized rent, but only for projects where HPD has established such rent pursuant to financing regulatory or other agreement
HighInitialLegalRent	long	High end of the range of initial legal rents for those units with the same number of bedrooms and AMI band, initial legal rent registered upon completion as the rent stabilized rent, but only for projects where HPD has established such rent pursuant to financing regulatory or other agreement
LowInitialLegalRent	long	Low end of the range of initial legal rents for those units with the same number of bedrooms and AMI band, low end of the range of initial legal rents for those units with the same number of bedrooms and AMI band
MedianActualRent	long	Median actual rent for those units with the same number of bedrooms and AMI band, actual initial rent projected upon rent-up or completion of the project, updated after completion with the actual rent that is shown on the lease for the apartment for the initial occupant after completion (for new construction or gut rehabilitation projects), or for the occupant in place at permanent loan conversion (for moderate rehabilitation projects)
HighActualRent	long	High end of the range of Actual Rents for those units with the same number of bedrooms and AMI band, actual initial rent projected upon rent-up or completion of the project, updated after completion with the actual rent that is shown on the lease for the apartment for the initial occupant after completion (for new construction or gut rehabilitation projects), or for the occupant in place at permanent loan conversion (for moderate rehabilitation projects)
LowActualRent	long	Low end of the range of actual rents for those units with the same number of bedrooms and AMI band, actual initial rent projected upon rent-up or completion of the project, updated after completion with the actual rent that is shown on the lease for the apartment for the initial occupant after completion (for new construction or gut rehabilitation projects), or for the occupant in place at permanent loan conversion (for moderate rehabilitation projects)

Rent Affordability Element

Attribute	Type	Description
ProjectID	Plain Text	The unique numeric identifier assigned to the project by HPD
BuildingID	long	The HPD Building ID is the unique numeric identifier assigned by HPD to all buildings

Data definitions and descriptions may be found on pages 13-21.

Attribute	Type	Description
AffordabilityBand	String	Apartment sizes grouped by AMI band. Affordability as recorded in HPD systems, which may include but is not limited to the following methodologies: Restricted: maximum allowable AMI rent (in terms of AMI) at project start as found in the regulatory agreement and/or other legal documents. Mixed: a combination of vacant units whose rents are governed by a regulatory agreement or other legal documents, and occupied units whose rents are derived from a household's income, unit rent, or from the project underwriting. Non-restricted and Non-derived: for programs where HPD does not restrict or derive affordability based on incomes or rents. In these cases, the rents are at market rates
ProjectBuildingDWID	long	Unique identifier of project building in data warehouse
TotalUnits	long	Apartment sizes grouped by rent affordability AMI band. Number of units with a particular AMI% band

Wage Information Element

Attribute	Type	Description
Project_ID	Plain Text	The unique numeric identifier assigned to the project by HPD
Project_Name	String	The name of the project in HPD's systems
Reporting_Quarter	String	The three-month reporting period associated with the required wage information
Entity Name	String	The name of the Borrower Legal Entity or contractor for which wage information reporting is required
Entity_Role	String	Notes whether an Entity or an Individual is the Borrower Legal Entity, General Contractor and/or Subcontractor
Entity_Wage_Reporting_Status	String	"Provided" if the entity has provided the requisite wage information; otherwise, "Not provided"
Project_Wage_Reporting_Status	String	"All information provided" if all entities associated with the project have provided all required wage information, otherwise "Not all information provided" (applies only to Borrower Legal Entities; contractors have "N/A")